

**WELCOME TO  
5112 48 STREET  
\$525,000**

**ROD STIRLING**

**WORK 867.669.2115**

**CELL 867.446.1046**



**ROOM SIZES**

Living Room 9.6 X 10.6	Kitchen & Dining 13.8 X 12.3	Primary Bedroom 9.10 X 10.1	Bedroom 9.10 X 10		<b>BATHS</b>	1-4pc, 1-3pc
Suite Living Room 23 X 10.4	Suite Kitchen 9.10 X 8.6	Suite Bedroom 11.3 X 10.10			Storage	Basement Full, Developed
Utility Room 6.5 X 13.2				Make: Model: Serial #:	Foyer / Entry 3.7 X 4.6	Deck Concrete Patio

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

Type F/A OIL	Ceiling: R 40 +/-	Sq. Ft. 745 + Basement	Lot Size 5000
Annual Cost \$6,002.11	Walls: R 14	Age 1952 + Upgrades	Garage
Litres Over 20/21 5173.5 L	Floor: R	Lot 6	Parking Triple Paved
Last 12 Mo. + 2 Pallets of pellets	Skirting: R	Block 36	
		Plan 65	
		Unit	

**SPECIAL FEATURES /FURNISHINGS:**

The sellers have worked for months on the house ensuring that the new owners will have nothing to do except move in their furniture. Situated in the heart of Yellowknife with DT zoning with a nicely landscaped & fenced front & rear yards. Rock walkway in the front yard, the rear fenced yard features a concrete block patio & a bricked firepit area. Laneway access to the double paved parking area with room for an RV. Wood storage shed in rear yard. Re-painted fences, the lower part of the exterior of house features vertical vinyl siding with the exterior tile siding scrapped & repainted. Re-shingled roof this summer with whirlybirds for ventilation. New front & rear pressure treated landings. Front, rear and side entries allows for a separate entry for a nanny in-law or tenant in the self-contained bsmt revenue helper. New insulated exterior doors, all windows are triple PVC, interior plumbing is pex. New fibreglass oil tank. New tiled entry, a mix of re-finished laminate & engineered hardwood flooring in the upper level with tile and laminate flooring in the bsmt. Pellet stove in the bsmt to help out on the htg costs. Re-painted upper level cabinets, new counter tops, stainless appliances. Has to be seen to be appreciated. Pre-sale inspection on file. Immediate possession on this lovingly re-modelled home.

**Price Includes:** Fridge, Stove, Dishwasher, Microwave x 2, Counter Top Range, Bar Fridge, Toaster Oven, Storage Shed.

**FOUNDATION**

Concrete

**PROPERTY TAXES**

Amount/yr \$2825.65 2022

Tenure Fee Simple

Fees

Area Downtown

Thomson Underwood McLellan  
Surveys Ltd.

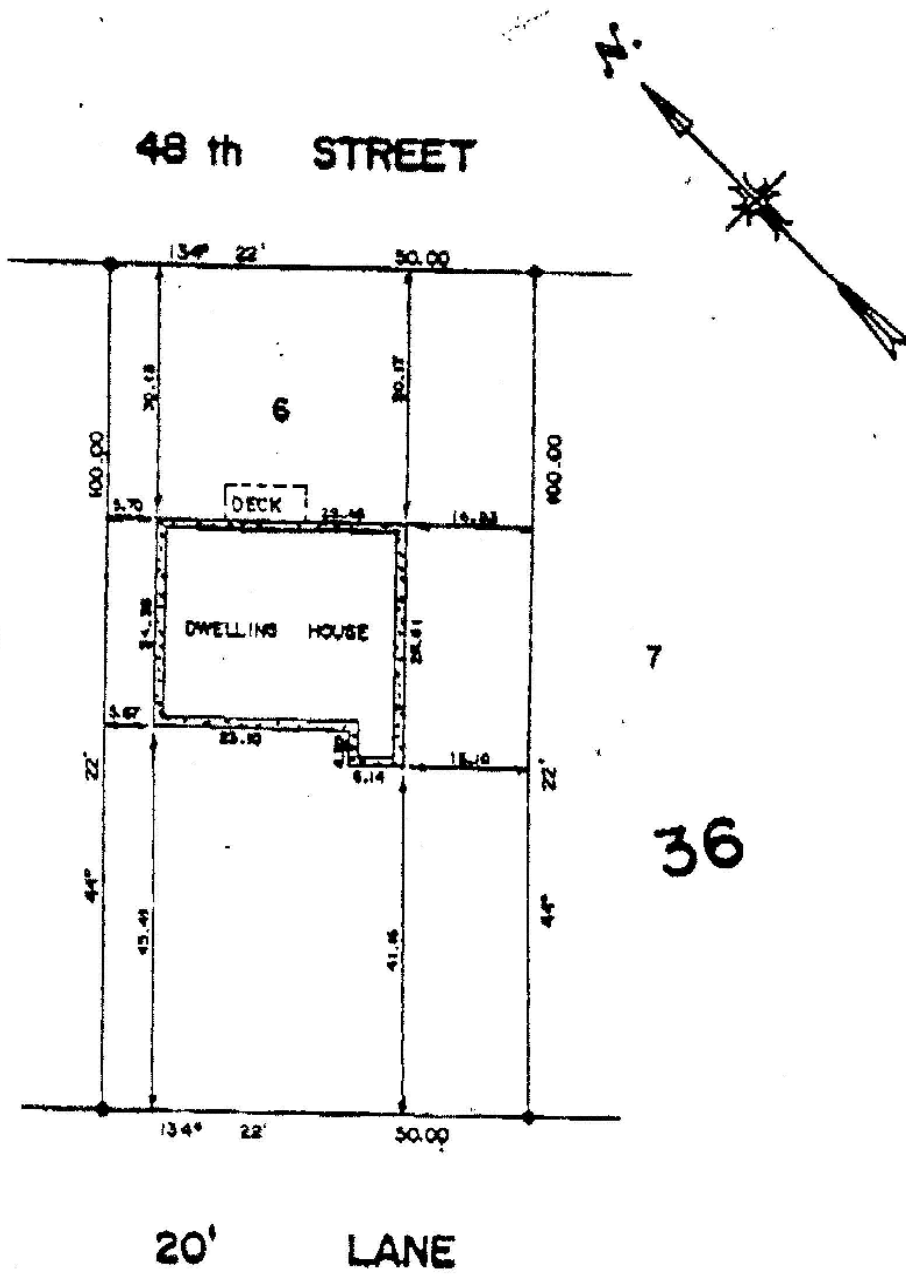
5112-48<sup>th</sup> ST.

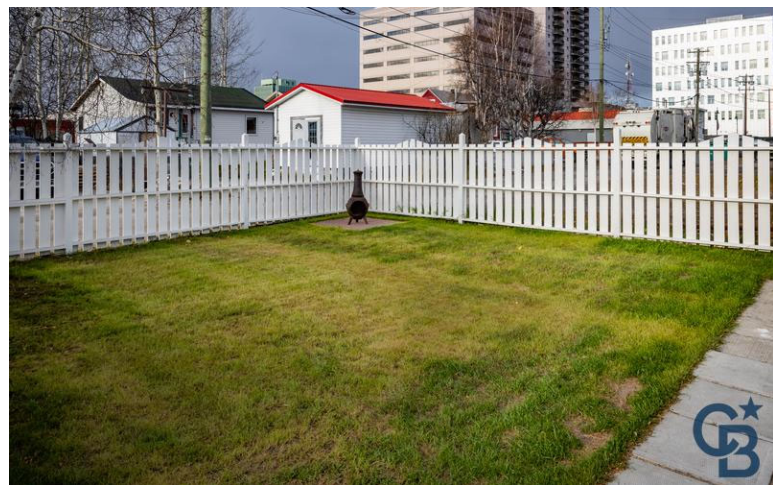
P.O. BOX 2648  
YELLOWKNIFE, N.W.T.  
X1A 2P8  
PH: (403) 873-8782  
FILE NO:

certify that this plan shows the location of the Dwelling House erected on Lot 5, Block 36, in the City of Yellowknife, W.T. (Plan 40224, C.L.S.R. No. 65 L.T.O.), and that the measurements are correct as shown, further certify that there are no encroachments on the said lot, neither from without nor from within.

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BLOCK



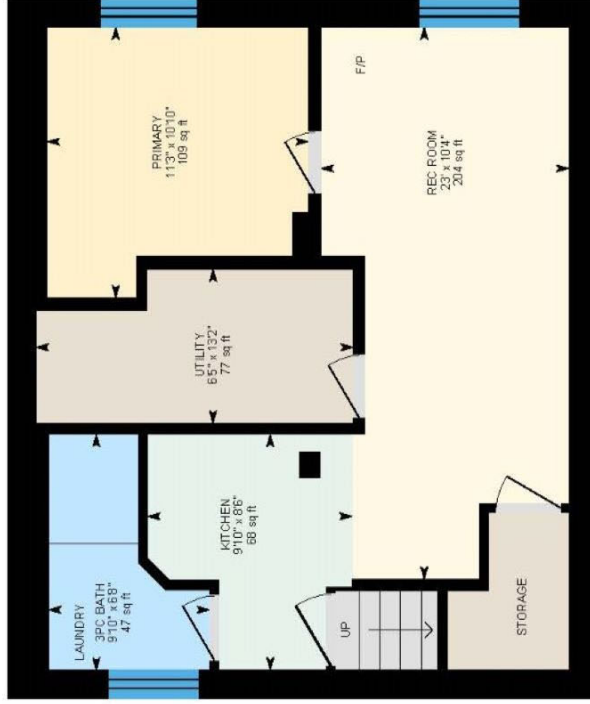


# 5112 48 St, Yellowknife, NT

Main Building



1st Floor



Basement (Below Grade)

PREPARED: 2022/10/15

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

