

WELCOME TO  
64 RYCON DRIVE  
\$379,900

5489

SHANE CLARK

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ROOM SIZES

|                                |                                 |  |  |                              |               |          |
|--------------------------------|---------------------------------|--|--|------------------------------|---------------|----------|
| Living Room<br>15.7 X 10.7     | Kitchen & Dining<br>11.5 X 13.3 |  |  |                              | BATHS         | 1 Full   |
| Primary Bedroom<br>12.2 X 10.4 | Bedroom<br>10.11 X 9.6          |  |  |                              | Storage       | Basement |
|                                |                                 |  |  | Make:<br>Model:<br>Serial #: | Foyer / Entry | Deck     |

HEAT

INSULATION

BUILDING

LOT

|                            |  |                |         |       |          |                 |
|----------------------------|--|----------------|---------|-------|----------|-----------------|
| Type                       | PROPANE                                  | Ceiling: R 40  | Sq. Ft. | 846   | Lot Size | 6579            |
| Annual Cost                |  | Walls: R 28    | Age     | 1940  | Garage   | 16x16 Shop      |
| Litres Over<br>Last 12 Mo. | 3299 L + (only limited use of woodstove) | Floor: R 28    | Lot     | Block | Plan     | Unit            |
|                            |  | Skirting: R 14 | 35      | 150   | 863      |                 |
|                            |  |                |         |       | Parking  | 2 Gravel Drives |

SPECIAL FEATURES /FURNISHINGS:

Welcome to the epitome of charming living nestled in a prime location at the convergence of Con and Rycon Drives. This affordable home offers both value and appeal, boasting an unbeatable combination of style, convenience, and functionality. 64 Rycon is positioned on a spacious corner lot, offering unparalleled access to the scenic Tin Can Hill trails, the coastline of Great Slave Lake, and a myriad of downtown amenities—all within a short stroll from your doorstep. Step inside to discover a haven of warmth and character, where the timeless allure of classic home features meets modern comfort. The interior exudes a unique charm, accentuated by rare touches such as original hardwood flooring, classic interior doors, and tasteful wall finishes. Adding to the allure is a Pacific Energy woodstove, perfect for cozy evenings and added ambiance. This home is not only rich in charm but also in practicality, with essential updates including insulation, siding, windows, and roofing, ensuring both comfort and peace of mind. Furthermore, a recent full propane conversion, complete with a newer furnace and on-demand hot water systems, provides efficiency and reliability for years to come. Easy access to exterior shop, 8x12 greenhouse and a yard great for gardening, fully enclosed with a picket fence, mature shrubs and trees and all afternoon sun hits the front deck.

Check out this affordably priced home today! Call or text Shane for your personal tour 867-446-4663

**Price includes:** Fridge, Stove, Dishwasher, Washer/Dryer, window coverings, metal shed, greenhouse

FOUNDATION

Wood Block

PROPERTY TAXES

Amount/yr \$2023.84 2022

Tenure Fee Simple

Fees

Area Con

# 64 Rycon Dr, Yellowknife, NT

## Main Floor



PREPARED: 2023/07/04



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.



