

WELCOME TO
12 BALLANTYNE COURT
\$925,000

5701

NATHAN ROUND

WORK 867.669.2103

CELL 867.446.2458



ROOM SIZES

Living Room 15.8 X 15.8	Dining Room 11 X 13	Kitchen 10.11 X 11.2	Rec. Room 21.5 X 18.11		BATHS	Upper: 2-4pc Lower: 1-3pc
Primary Bedroom 13.7 X 15.4	Bedroom 10.11 X 11.3	Bedroom 11.9 X 8.7			Storage	Basement Heated Crawl Space
Living Room (suite) 13.8 X 21.9	Kitchen (suite) 9 X 8.7	Bedroom (suite) 13 X 15.6	Bedroom (suite) 21.6 X 8.6	Make: Model: Serial #:	Foyer / Entry	Deck Back Deck, 2 Tiers

HEAT

INSULATION

BUILDING

LOT

Type OIL HW INFLOOR	Ceiling: R 40	Sq. Ft. 3459	Lot Size 6332
Annual Cost	Walls: R 20	Age 2003	Garage Double Heated & Attached
Litres Over Last 12 Mo.	Floor: R	Lot 9	Parking Triple Gravel + RV
	Skirting: R	Block 304	
		Plan 2732	Unit

SPECIAL FEATURES /FURNISHINGS:

Welcome to Ballantyne court, a family friendly neighborhood backing onto Niven Lake Trail. 12 Ballantyne combines luxury with comfort with its spacious 3 level build accommodating 5 bedrooms and 3 bathrooms. On the main level of the home you'll find the master suite with walk in closet and full ensuite bathroom, 2 more bedrooms and a bright open living/dining room which flows out to the back deck over looking the large fully fenced backyard. A second very large family room, dedicated laundry/mud room and tons of storage is also found in the main upper portion of the home. On the lower level of the home with its own entrance is the 2 bedroom suite which can be fully isolated OR opened up to the upper level of the home if a larger family were to occupy the home. Within the large double wide garage is the heated crawl space entrance which is highly useful for any storage needs. New paint and new shower in the suite. This home is sure to impress, call 8674462458 today for a viewing!

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr \$7477.30 2023

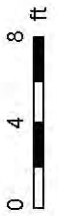
Tenure Fee Simple

Fees

Area Niven Lake

12 Ballantyne Ct, Yellowknife, NT

Main Building



PREPARED: 2023/08/09

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.



12 Ballantyne Ct, Yellowknife, NT

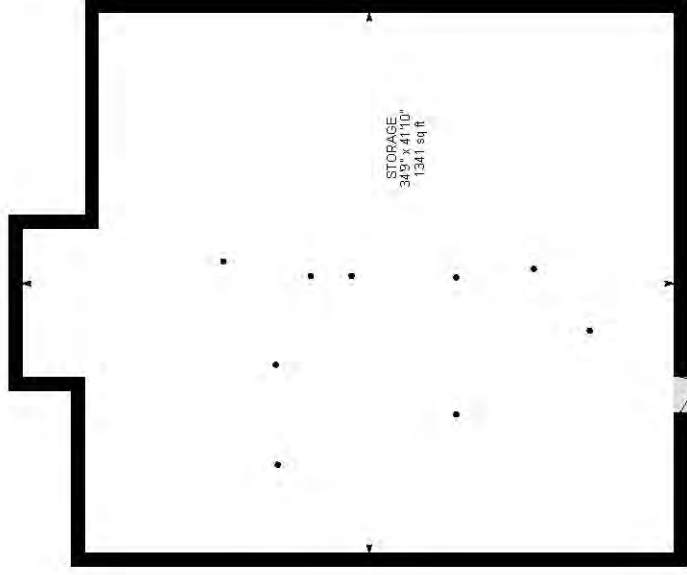
Main Building



Lower



Storage (Below Grade)



PREPARED: 2023/08/09

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MILLERHEAD & ASSOCIATES LTD.
Canada Lands Surveyors
and Engineers

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I certify that this sketch shows the location of the building erected on Lot 9, Block 304 in the city of
YELLOWKNIFE, NT (PLAN 2732 L.T.O.), and that the dimensions shown are correct.

