

WELCOME TO 201 625 WILLIAMS AVENUE \$315,000



MARIE COE

WORK 867.669.2121 CELL 867.445.3099

Condo Fees \$394/mo.

Frame Lk South

Tenure

Fees

Area



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ROOM SIZES											
Living Room 12.10 X 12.6	Dining Room 10.1 X 9.1	Kitchen 9.11 X 9.11		B			BATHS 1-3pc, 1-4pc Ensuite				
Primary Bedroom 14.1 X 19.1							Storage		Basement		
				Make: Foy Model: Serial #:			Foyer / Entry 7.9 X 6.6		Deck		
HEAT		INSUL	INSULATION		BUILDING				LOT		
Type ELECTRI	IC: HEAT & POWER	Ceiling: R 50)	Sq. Ft.		930		Lot Size			
Annual Cost Litres Over Last 12 Mo. \$350/mo.		Floor: R Skirting: R	Skirting: R		Age 1988 Lot Block Plan		Unit	Garage Parking			
SPECIAL FEATURES /FURNISHINGS: C4438								4 FOUNDATION			
Rare 2-bedroom/2-bath spacious condo in a small 8-unit manageable condo complex. Completely renovated in 2012 – PVC Double Windows, Metal Roof, Flooring and Cabinets. Very energy efficient with low heating costs. Heating is electric and a printout of power costs verify a monthly average of \$350 which also includes power for all appliances, lights, parking stall, etc. Exterior stairs to be replaced Summer 2024. Very quick possession – first week of June 2024.								FOUNDATION Concrete Pinned to Bedrock			
								PROPERTY TAXES Amount/yr \$1951.49 2023			

Condo fees include insurance and common maintenance, garbage and snow removal.

Price Includes: Fridge, Stove (2024), Dishwasher, Washer, Dryer. Energized Parking Stall

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201-625 Williams Ave, Yellowknife, NT

Main Floor





PREPARED: 2024/04/24











