

WELCOME TO
201 625 WILLIAMS AVENUE
\$315,000

5769

MARIE COE

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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			BATHS 1-3pc, 1-4pc Ensuite
Primary Bedroom 14.1 X 19.1	Bedroom 12.7 X 8.11				Storage Basement
				Make: Model: Serial #:	Foyer / Entry 7.9 X 6.6 Deck

HEAT

INSULATION

BUILDING

LOT

Type ELECTRIC: HEAT & POWER	Ceiling: R 50	Sq. Ft. 930	Lot Size
Annual Cost	Walls: R 28	Age 1988	Garage
Litres Over Last 12 Mo. \$350/mo.	Floor: R	Lot Block Plan C4438	Parking Energized Paved
	Skirting: R	Unit 4	

SPECIAL FEATURES /FURNISHINGS:

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.

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

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

FOUNDATION

Concrete Pinned to Bedrock

PROPERTY TAXES

Amount/yr \$1951.49 2023

Tenure Condo Fees

Fees \$394/mo.

Area Frame Lk South

201-625 Williams Ave, Yellowknife, NT

Main Floor



PREPARED: 2024/04/24



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.



