

WELCOME TO 201 625 WILLIAMS AVENUE \$315,000



MARIE COE

WORK **CELL**

867.669.2121 867.445.3099



			W.							
		F	ROOM SIZE	ES						
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				St		Storage		Basement	
				Mak Mode Serial	el:	ı	Foyer / Entry 7.9 X 6.6		Deck	
HEAT		INSUL	INSULATION		BUILDING				LOT	
Type ELECTRIC: HEAT & POWER Annual Cost Litres Over Last 12 Mo. \$350/mo. SPECIAL FEATURES /FURNISH		Ceiling: R 50 Walls: R 28 Floor: R Skirting: R SHINGS:		Sq. Ft. Age Lot	Block	930 1988 Plan C4438		Lot Size Garage Parking		
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 will be pointed the beginning of June 2024.								FOUNDATION Concrete Pinned to Bedrock PROPERTY TAXES Amount/vr \$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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2023 \$1951.49 Amount/yr Tenure Condo Fees \$394/mo. Fees

Frame Lk South

201-625 Williams Ave, Yellowknife, NT

Main Floor





PREPARED: 2024/04/24











