

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 will be pointed the beginning 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.



