

WELCOME TO  
20 HUDSON AVENUE  
\$649,900

5777

SHANE CLARK

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C



ROOM SIZES

|                                 |                           |                       |                        |                              |                            |              |
|---------------------------------|---------------------------|-----------------------|------------------------|------------------------------|----------------------------|--------------|
| Living Room<br>15.8 X 19.10     | Dining Room<br>6.3 X 13.3 | Kitchen<br>7.1 X 13.3 |                        |                              | BATHS                      | 1-2pc, 1-4pc |
| Primary Bedroom<br>11.7 X 12.11 | Bedroom<br>10.9 X 12.11   | Bedroom<br>9.4 X 10.8 | Bedroom<br>10.9 X 10.8 |                              | Storage<br>6..4 X 7        | Basement     |
| Utility Room<br>11.7 X 7.8      |                           |                       |                        | Make:<br>Model:<br>Serial #: | Foyer / Entry<br>4.4 X 4.4 | Deck 12 X 28 |

HEAT

INSULATION

BUILDING

LOT

|                         |               |                                 |                    |
|-------------------------|---------------|---------------------------------|--------------------|
| Type OIL                | Ceiling: R 40 | Sq. Ft. 1516                    | Lot Size 26636     |
| Annual Cost \$5,162.00  | Walls: R 20   | Age                             | Garage Sea Cans    |
| Litres Over Last 12 Mo. | Floor: R      | Lot 23 Block 532 Plan 3884 Unit | Parking Everywhere |
|                         | Skirting: R   |                                 |                    |

SPECIAL FEATURES /FURNISHINGS:

Live, work and play on this elevated lot in the centre of the Kam Lake Industrial area. Starting with the new access to the property developed in 2017, you quickly are atop the plateau that looks over much of the areas businesses and shops with easy access in a few directions. The property features a two storey house/office, as well as current storage areas for a seacan shop, parking in the back as well as up front, open turn around area and playground/bbq area depending on your needs.

**THE HOUSE**

2 storey, 2 bedroom apartment on upper floor with laundry and living area.  
2 office or bedroom lower, staff room or kitchenette with den/media room, 1/2 bath (room to install shower), covered entry and an airlock interior heated space. This level also has a back deck, south facing.

**THE SEA CANS**

4 40' sea cans arranged on crush/rock in a manner that has plans for future engineered concrete slab and a 40x40' shop that can go in place. Plans are available with purchase and there is already 80 feet of metal clad roofing on site. There's also a shelter logic in place, plus shed.

**THE RETAINING WALLS**

The front driveway approach was developed in 2017, blast work and retaining wall complete with clay & crush fill. Back of property features concrete foundation wall with concrete Lego block strapped and anchored before backfilled. Pcs available of progress. This extends the lot use to full capacity and allows level groundwork for storage, yard space or the current play areas.

Multiple uses for this property, great drainage and this elevated lot provides good privacy and security. Call or text Shane for details. 867-446-4663

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FOUNDATION

Post & Beam

PROPERTY TAXES

Amount/yr \$5489.40 2023

Tenure Fee Simple

Fees

Area Kam Lake

# 20 Hudson Ave, Yellowknife, NT

Main Building



PREPARED: 2024/04/26

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.





