

# WELCOME TO

## 35 STEVENS CRESCENT

### \$739,900

**SHANE CLARK**

WORK 867.669.2110

CELL 867.446.4663



### ROOM SIZES

Living Room 10.11 X 19.4	Dining Room 8.11 X 10.4	Kitchen 11.2 X 9.3	Breakfast Nook 8.11 X 7.2	Family Room 13.9 X 14.1	<b>BATHS</b> 1-2pc, 1-4pc, 1-4pc Ensuite
Primary Bedroom 12 X 15.2	Bedroom 9.11 X 12.2	Bedroom 11.4 X 11.9			Storage 21.8 X 26.1
Laundry Room 10.7 X 11.5				Make: Model: Serial #:	Basement Full Unfinished Basement
					Foyer / Entry 3.8 X 5.9
					Deck 12x20 + Porch Verandah

### HEAT

### INSULATION

### BUILDING

### LOT

Type OIL BOILER (2016)	Ceiling: R 40	Sq. Ft. 1675	Lot Size 8063
Annual Cost	Walls: R 28	Age 1995	Garage Double Heated
Litres Over Last 12 Mo. 3677 L	Floor: R	Lot 144    Block 555    Plan 2134	Parking Triple Paved
	Skirting: R	Unit	

### SPECIAL FEATURES /FURNISHINGS:

Nestled within a large lot complete with picturesque parklike settings, this distinguished two-story family abode with a basement and attached double-garage epitomizes refined living. Entering the home, you will find a covered front veranda and a secluded side deck basking in afternoon sun, this residence offers an idyllic retreat. The fully fenced yard, complemented by a triple paved driveway with additional RV or boat parking, ensures ample space for both vehicles and recreational gear. Stroll through the verdant landscape to discover a charming firepit, meandering pathways, and a spacious shed exuding an exterior cottage aesthetic. Notable exterior enhancements, include meticulous landscaping and the clearing of undergrowth. Recent upgrades such as roofing in 2022 and shed renovation in 2020 underscore the commitment to quality and maintenance. Step inside to experience a seamless blend of functionality and comfort. The main level features a central kitchen, adjacent to the dining area and two distinct family room areas. A cozy eco-pellet stove complements the hardwood floors, while clean & bright windows invite in streams of natural light. A convenient half bathroom completes this level, catering to everyday needs with ease. Move to the upper floor to discover three inviting bedrooms and two full bathrooms, newer hardwood flooring installed in 2022 and freshly painted interiors. Generous closet spaces add to the allure of these private retreats, ensuring ample storage for personal belongings. Unleash your creativity within the full unfinished basement, which currently hosts laundry facilities, a lower-level office area, and abundant storage options. A newer boiler unit installed in 2016 provides efficient in-floor heating throughout, enhancing year-round comfort and energy efficiency. For comprehensive details and access to the recent home inspection report, please reach out to your dedicated Realtor. Contact Shane at 867-446-HOME (4663) via phone or text at your convenience. Experience the comforts of refined living in this captivating residence.

**Price includes:** Fridge, stove, dishwasher(2023), washer/dryer (2017), microwave, window coverings \* (excluding main floor drapes) and garage workbench \* (excluding stainless steel cabinets), garage door opener, sump pump, shed.

### FOUNDATION

Concrete

### PROPERTY TAXES

Amount/yr	\$4825.78	2023
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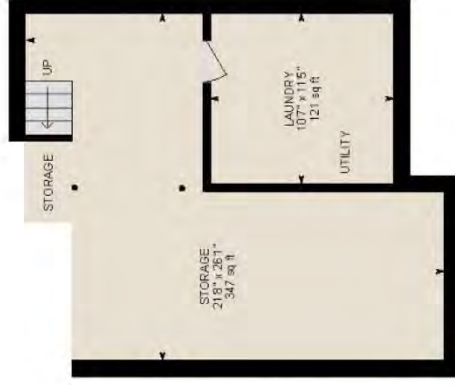
Tenure	Fee Simple
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Fees

Area	Range Lake N.
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# 35 Stevens Crescent, Yellowknife, NT

Main Building



1st Floor

2nd Floor

Basement (Below Grade)

PREPARED: 2024/04/25

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.



