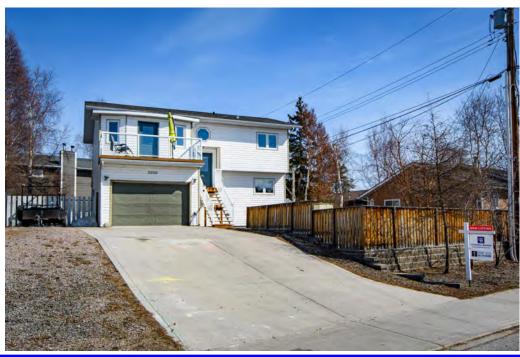


## WELCOME TO 5056 FINLAYSON DRIVE \$699,900



## NATHAN ROUND

WORK 867.669.2103 CELL 867.446.2458



ROOM SIZES										
Living Room 15.8 X 14	Dining Room 8.7 X 14	Kitchen 10.11 X 10.3	Den 14 X 14		BATHS	2 Full				
Primary Bedroom 13.8 X 9.8	Bedroom 9.6 X 8.3	Bedroom 10.8 X 10.8	Bedroom 10.8 X 10		Storage	Basement Full				
				Make: Model: Serial #:	Foyer / Entry	Deck 2				

HEAT	INSULATION		BUILDING			LOT
Type OIL	Ceiling: R 40	Sq. Ft.	1983		Lot Size	7079
Annual Cost \$3,500.00	Walls: R 20				Garage	Attached
Litres Over	Floor: R	Age	1987			
Last 12 Mo.	Skirting: R	Lot	Block Plan	Unit	Parking	4+
SPECIAL FEATURES /FURNISHINGS:			523 1704			

Room for the whole family and more is found at 5056 Finlayson! This fantastic and well cared for home is perfectly situated in a family friendly neighborhood close to parks and schools. The large front and back yard give ample room for play and outdoor time. This property features a ton of parking with gated access into the back yard for RV or boat storage. Inside the home is 5 bedrooms, 2 baths, a well laid out kitchen and open concept dining/living. A second large family room is located on the ground level with walk-out access to your fully fenced back yard. On the basement level is a TON of storage and dedicated laundry room. The home is heated with a combination of oil furnace and pellet stove. Improvements to the home include: New windows & doors (2021), New back deck (2022), New flooring and paint (2024), Roth Oil Tank. A huge storage shed is found in the homes back yard. Heating costs for the homes past 12 months are only \$3500! Call to view before its sold 8674462458

Price Includes: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer & Storage Shed

**FOUNDATION** 

Concrete

## PROPERTY TAXES

2023 \$3868.60 Amount/yr

Tenure

Fee Simple

Fees

Frame Lk South Area

Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademark MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and indentify the quality of services provided by real estate professionals who are members

of CREA. Used under license. Above information is from sources believed reliable but should not be relied upon without verification. NORTHERN BESTSELLERS assumes no responsibility for its accuracy

## 5056 Finlayson Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1762.85 sq ft



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.

₽#

0



PREPARED: Jun 2021









