

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	Age 1987	Garage Attached
Litres Over Last 12 Mo.	Floor: R	Lot 22	Parking 4+
	Skirting: R	Block 523	
		Plan 1704	Unit

SPECIAL FEATURES /FURNISHINGS:

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

Amount/yr \$3868.60 2023

Tenure Fee Simple

Fees

Area Frame Lk South

# 5056 Finlayson Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1762.85 sq ft



2nd Floor  
Exterior Area 1012.79 sq ft



1st Floor  
Exterior Area 750.07 sq ft



Basement (Below Grade)  
Exterior Area 705.23 sq ft

PREPARED: Jun 2021

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.





