

WELCOME TO
5056 FINLAYSON DRIVE
\$684,900

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			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	Bedroom 14 X 14	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



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.



