

WELCOME TO
5202 51 STREET
\$325,000

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 13.8 X 21.3	Dining Room 9.10 X 13.11	Kitchen 9.1 0X 7.4			BATHS 1-3pc, 1-4pc
Primary Bedroom 13.1 X 9.8	Bedroom 11.5 X 9.8	Bedroom 8 X 12.7	Bedroom 9.10 X 10.1		Storage 12.4 X 20.1
				Make: Model: Serial #:	Basement Unfinished Full Basement
					Foyer / Entry 3.4 X 5.7
					Deck 10 X 12 Patio

HEAT

INSULATION

BUILDING

LOT

Type F/A PROPANE	Ceiling: R 40+/-	Sq. Ft. 1281	Lot Size 4945
Annual Cost \$5,820.00	Walls: R 20+/-	Age 1971	Garage
Litres Over 2022/2023	Floor: R	Lot 1	Parking Double Gravel
Last 12 Mo. 6000 L @ 97¢/L	Skirting: R	Block 46	
		Plan 140	
		Unit	

SPECIAL FEATURES /FURNISHINGS:

Walk to downtown in a few minutes from this 4 BR/2 bath home with just shy of 1300 sq. ft. of living space plus a full basement. Double gravel parking, partially fenced and landscaped with mature birch trees in the yard. Most of the windows have been upgraded to PVC windows. Conversion to a high efficiency propane furnace and propane hot water tank in recent years. Kitchen features oak cabinets and a tiled backsplash.

The asking price reflects the need for the basement walls requiring extensive work with excavation needed to re-enforce the walls & foundation

Price Includes: Fridge, stove, dishwasher, microwave, washer, dryer, freezer, blinds & shed.
**Photos are from April 2023*

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$2817.36 2023

Tenure Fee Simple

Fees

Area Downtown

5202 51 St, Yellowknife, NT

Main Building



PREPARED: 2023/04/05

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.



