

## 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	1-3рс, 1-4рс					
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	Basement Unfinished Full Basement					
				Make: Model: Serial #:	Foyer / Entry 3.4 X 5.7	Deck 10 X 12 Patio					
HEAT		INSUL	_ATION	BUILDING	LOT						

	HEAT	INSULATION		BUILD	ING			LOT
Type F/	A PROPANE	Ceiling: R 40+/-	Sq. Ft.		1281		Lot Size	4945
Annual Cost \$5	5,820.00	Walls: R 20+/-					Garage	
Litres Over 20	022/2023	Floor: R	Age	1971			D. dir.	Dauble Crovel
	000 L @ 97¢/L	Skirting: R	Lot	Block	Plan	Unit	Parking	Double Gravel
SPECIAL FEATURES /FURNISHINGS:				46	140			

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

Tenure

Amount/yr

Fees

Fee Simple

2023

Area Downtown

**FOUNDATION** 

Concrete

PROPERTY TAXES

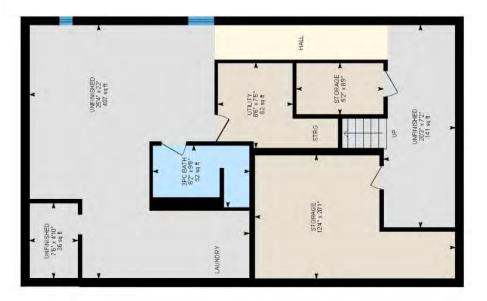
\$2817.36

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 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.

## 5202 51 St, Yellowknife, NT

Main Building







1st Floor

Basement (Below Grade)





BIGUIDE PREPARED: 2023/04/05









