

WELCOME TO

6209 FINLAYSON DRIVE

\$375,000

5755

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 16.8 X 15	Dining Room 11.9 X 15	Kitchen 9.1 X 11.8			BATHS 1-4pc, 1-4pc Ensuite
Primary Bedroom 11.7 X 12.6	Bedroom 7.11 X 9.5	Bedroom 10.6 X 9.6			Storage Basement
				Make: Triple E Model: Duplex B Serial #: 2627B	Foyer / Entry Deck Rear 22 X 12

HEAT

INSULATION

BUILDING

LOT

Type F/A PROPANE	Ceiling: R 40	Sq. Ft. 1149	Lot Size 8024
Annual Cost \$2,816.00	Walls: R 20	Age 1988	Garage Carport
Litres Over 2021/2022	Floor: R 26	Lot 71 Block 548 Plan 4079	Parking Triple Gravel
Last 12 Mo. Includes Heating of Hot Water	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Situated in the Finlayson Drive North area close to schools, shopping and the hospital this 3 BR/2 full bath semi-detached home offers multi vehicle parking + RV parking as well. The lot is over 230 ft deep and backs to open space and Range Lake. A carport provides partial coverage for vehicles. Front landing and rear deck are joined by the long side runner/deck.

Upgrades inside and out featuring evastroughing, 2 exterior doors, most windows have been upgraded. All plumbing upgraded to pex, newer high efficiency propane furnace and on demand hot water tank. Repainted trims and casements, electrical switch plate replacements. Stainless kitchen appliances with tiled kitchen counter-tops and tiled backsplash. Re-painted light and bright kitchen cabinets. Roof re-shingled 2016.

Price Includes: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, swimming pool, trampoline, some inside and outside furniture if wanted. Basketball hoop, portable firepit, Liberty security system with a pre-paid contract with over 2 years remaining.

**The wood burning fireplace is not used nor insured and sold as is.*

**Inside and outside pictures used are from Fall of 2023.*

FOUNDATION

Wood Block

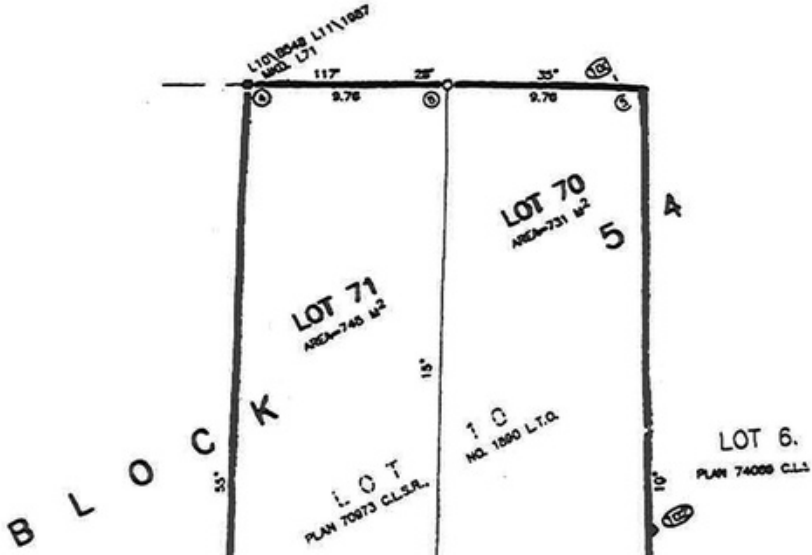
PROPERTY TAXES

Amount/yr \$2959.01 2023

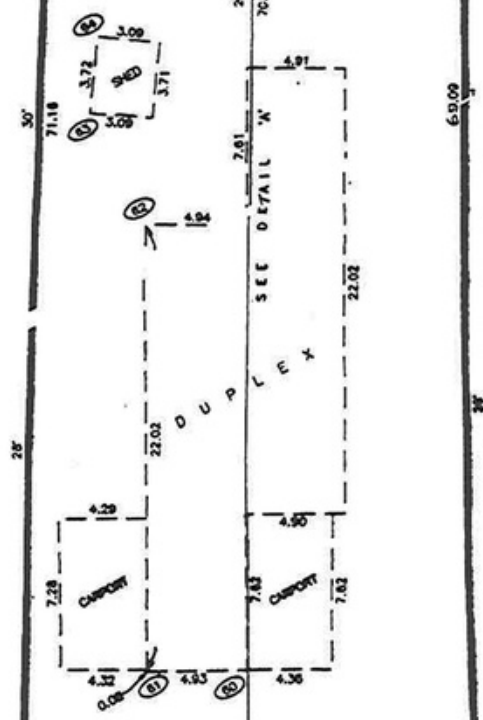
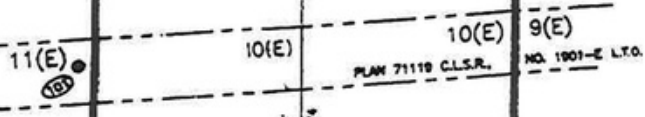
Tenure Fee Simple

Fees

Area Frame Lk South



LOT 11
PLAN 70973 C.L.S.R., NO. 1860 L.T.O.



6209 6211

LC=11.23
OM=11.23
115°23'20"

R=100.43

LC=11.23
OM=11.23
108°58'42"

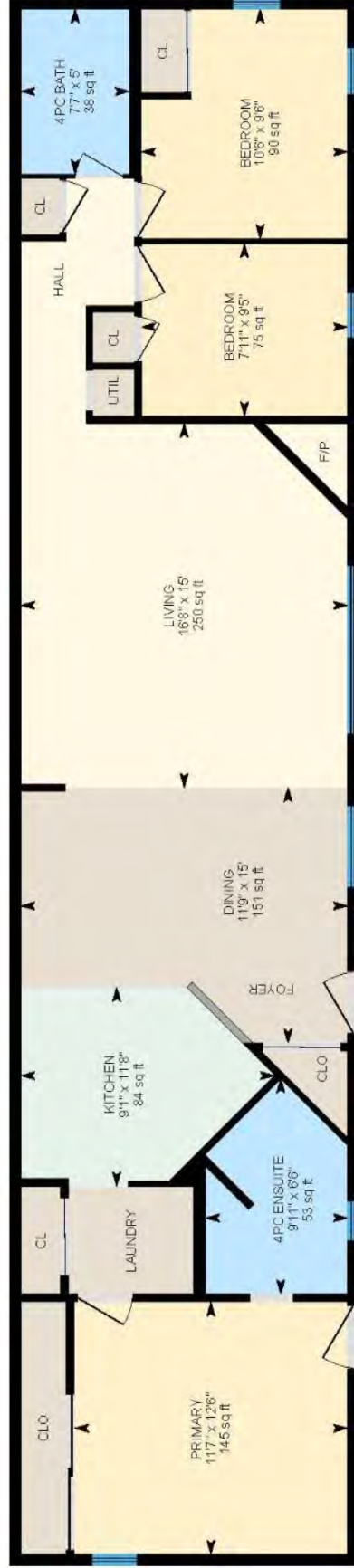
(FINLAYSON DRIVE NORTH)
ROAD
PLAN 70973 C.L.S.R., NO. 1860 L.T.O.

NOT READ OFF MAP



6209 Finlayson Dr N, Yellowknife, NT

Main Floor



PREPARED: 2023/10/27



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.

