

WELCOME TO  
69 MCBRYAN DRIVE  
\$374,000

5758

MOLLY MILLIGAN

WORK 867.669.2107

CELL 867.688.0303



ROOM SIZES

Living Room 13 X 19	Kitchen & Dining 13 X 19	Family Room 21 X 16			<b>BATHS</b>	2 Full, 1 Half
Primary Bedroom 14 X 13	Bedroom 10 X 10	Bedroom 14 X 9	Bedroom 16 X 18		Storage	Basement Finished
Laundry Room 11 X 13				Make: Model: Serial #:	Foyer / Entry	Deck 14 X 22

HEAT

INSULATION

BUILDING

LOT

Type NATURAL GAS	Ceiling: R	Sq. Ft.	1360	Lot Size	15000 +/-
Annual Cost	Walls: R	Age	1980	Garage	Single Detached
Litres Over Last 12 Mo.	Floor: R	Lot	569	Parking	2+
	Skirting: R	Block	746		
		Plan			
		Unit			

SPECIAL FEATURES /FURNISHINGS:

Welcome to your dream home nestled in the serene beauty of Hay River, Northwest Territories. This charming bungalow boasts a spacious 15,000 square foot lot enveloped by breathtaking forest views, providing a tranquil retreat from the hustle and bustle of everyday life. Step inside to discover an inviting interior featuring upgrades throughout, including stylish flooring, an updated bathroom, and a modern kitchen. Natural light floods the home creating a warm and inviting atmosphere. With 1360 square feet of living space on the main level and a fully finished basement, there's plenty of room for the whole family to spread out and relax. The layout includes four bedrooms and three bathrooms, offering ample space for comfortable living. Entertain guests or simply unwind in the comfort of your own sunroom, or step outside onto the expansive 300 square foot deck, perfect for enjoying the fresh air and soaking in the stunning surroundings. The deck, a recent addition completed in 2021, provides the ideal spot for outdoor gatherings and enjoying the northern lights. For those with hobbies or in need of extra storage space, a detached energized garage offers convenience and functionality. Whether you're looking for a peaceful retreat or a spacious home for a growing family, this property offers the complete package. Don't miss out on the opportunity to make this beautiful residence your own.

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer

FOUNDATION

PROPERTY TAXES

Amount/yr	
Tenure	Fee Simple
Fees	
Area	

