

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

## WELCOME TO 69 MCBRYAN DRIVE \$374,000



## **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					BATHS 2		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					ake: odel: al #:		Foyer / Entry		Deck	14 X 22	
Н	EAT	INSUL	INSULATION		BUILDING		7		LOT		
Type NATURAL Annual Cost Litres Over Last 12 Mo.  SPECIAL FEA	. GAS FURES /FURNI	Ceiling: R Walls: R Floor: R Skirting: R	Walls: R Floor: R Skirting: R		q. Ft. 13 .ge 19 Lot Block 569		Unit	Lot Size Garage Parking	Single I	00 +/- Detached 2+	
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 quests or simply unwind in											
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.											
								Tenure Fee Simple Fees			

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