

WELCOME TO  
6 HORDAL ROAD  
\$449,900

SHANE BENNETT  
WORK 867.669.2105  
CELL 867.446.1622

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ROOM SIZES

Living Room 17.9 X 14.11	Dining Room 9.5 X 6	Kitchen 12.10 X 14.11	Den 17.2 X 11.5		BATHS 1 Full
Primary Bedroom 12.8 X 14.11	Bedroom 7.8 X 11.8	Bedroom 7.8 X 11.7			Storage Basement Heated Mechanical & Storage
Laundry 7.9 X 5.9				Make: Alma Model: R0-1676 Serial #: 1675	Foyer / Entry 6 X 11.3 Deck 8 X 20

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 50	Sq. Ft. 1523	Lot Size 5176
Annual Cost	Walls: R 20	Age 1984/06/13	Garage
Litres Over Last 12 Mo. 1800 L	Floor: R 26	Lot 3    Block 546    Plan 1665	Parking Triple Paved
	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

This 3 bedroom, 1 bath home is located in a great family neighbourhood within walking distance of schools and several parks, and close access to grocery stores, restaurants, retail businesses, the hospital/medical clinics, and multi-purpose recreation facilities. As well, you will appreciate that this lot is situated near the entrance to the road for your convenience and that the city has also recently replaced the sewer and water lines for your peace of mind!

This home's curb appeal (especially this summer) will welcome you into its space and you will be further pleased by the triple paved parking space out front. The double gate allows for the opportunity to discreetly tuck away your RV, boat, or other toys on the side of the home. As you venture to the back, you will see a pristine Trek deck, which is guaranteed to never fade or need maintenance, and is perfect for gathering with family and friends for a BBQ! Right off this back deck, you will see a high cedar fully fenced backyard and is an ideal space for your pets to enjoy. There is a storage shed (with power ready to be wired) and is an opportunity to be made into your own shop!

When you open the front door, you will instantly feel at home, due to the inviting entryway. There is a large den up the stairs, which can be your future office, games/play room, or an additional family room! As a host for your guests, you will fall in love with the open concept living space, which is enhanced by a beautiful kitchen with maple cabinets and a large peninsula countertop, along with a comfortable living room that features a cozy woodstove (WETT certified) and a large bay window to draw in lots of natural light!

The quality of the fixtures and thoughtfulness in design is on further display in the master bedroom, as you will be impressed by the large amount of built-in maple cabinets and the handy LED pot lights, which come with convenient dimmers on both sides of the bed. There is a crawl space underneath the home, which is where you can find the utilities and more space for storage. If you're looking for that perfect family home, then call or text Shane at (867) 446-1622 for more details!

2023 Upgrades - Washer and Dryer, Hot Water Tank, New Front Door and Storm Door.

**Price Includes:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Wood Stove, all Window Coverings, Shed.

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FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr \$2574.53 2023

Tenure Fee Simple

Fees

Area Frame Lk South

# 6 Hordal Rd, Yellowknife, NT

## Main Floor



PREPARED: 2024/03/30



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.



