

WELCOME TO  
730 BIGELOW CRESCENT  
\$329,000

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 14.1 X 13.2	Kitchen & Dining 12.1 X 13.2				BATHS	1-4pc
Primary Bedroom 13 X 9.2	Bedroom 7.7 X 11.9	Bedroom 7.8 X 9.2			Storage	Basement
Mud Room 7.11 X 4.8	Laundry Room 7.2 X 10			Make: Leader Model: 5049 Serial #:	Foyer / Entry 3.7 X 5	Deck Rear 500 Sq. Ft.

HEAT

INSULATION

BUILDING

LOT

Type F/A PROPANE	Ceiling: R 14+	Sq. Ft.	1067	Lot Size	4102
Annual Cost \$2,075.00	Walls: R 12	Age	1973	Garage	
Litres Over Last 12 Mo. 2022/23 - 2385.6 L	Floor: R	Lot	Block	Plan	Unit
	Skirting: R			C2194	12
				Parking	Double Gravel

SPECIAL FEATURES /FURNISHINGS:

Upgrades inside and out on this cozy and charming drywalled 3 BR/1 bath with front & rear entries/mudrooms. Double gravel parking. A deep lot makes for a large rear yard with 500 sq ft of decking and a partially fenced rear yard perfect for dogs and kids. New pressure treated front landing 2023. Re-roofed 2022. A mix of laminate, tile and vinyl with no carpets. The bright open kitchen features newer butcher block counter-tops, tiled backsplash, a deep designer double stainless sink and a custom live edge shelf. Newer bathroom and kitchen faucets. Spacious laundry room with loads of cabinets and ceramic tile flooring. A step-up to the Sea Shell shaped jetted tub in the large bathroom. Family neighborhood close to parks, schools, playgrounds, rec. facilities, hospital and shopping.

**Price includes:** Fridge, stove, dishwasher, washer, dryer, window coverings and shed.

*\*kids swing set and picnic table can stay if wanted.*

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr \$1786.28 2023

Tenure Fee Simple Condo

Fees \$5/mo.

Area Frame Lk South

# 730 Bigelow Crescent, Yellowknife, NT

Main Floor



PREPARED: 2024/04/28



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.





