

WELCOME TO 77 GOLD CITY COURT \$369,900



DELLA FRASER

WORK 867.669.2111 CELL 867.445.4010



ROOM SIZES										
Living Room 12.8 X 19.5	Dining Room 8.10 X 12.3	Kitchen 10.3 X 9.11			BATHS 1-2pc, 1-4pc, 1-2pc Ensuite					
Primary Bedroom 12 X 12.11	Bedroom 9.6 X 11.10	Bedroom 9.3 X 7.9			Storage	Basement Finished				
Bonus Room 11.2 X 11.9	Laundry Utility Room 7.6 X 11.9			Make: Model: Serial #:	Foyer / Entry 6.5 X 4	Deck 15 X 16				

HEAT	INSULATION		BUILDING		LOT	
Type F/A PROPANE	Ceiling: R 40	Sq. Ft.	1635 / 3 levels		Lot Size	
Annual Cost	Walls: R 20				Garage	Single Attached
Litres Over 4092 L	Floor: R	Age	1990			Single Paved
Last 12 Mo. Includes heating hot water	Skirting: R	Lot	Block Plan	Unit		
SPECIAL FEATURES /FURNISHINGS:			C2086	11		

Attractive end unit townhome located in a family orientated court area, close to 3 schools, hospital, shopping and excellent dining minutes away. This townhome has extra parking for guests directly across the road. Upgrades over the years include: thermostat, stove (2024) other appliances 2012, baseboards and trims, oak cabinetry, Laminate flooring, countertops, propane furnace (2016) & hot water tank 2019. The main floor has the kitchen with ample cabinets, living room, ½ bath, good sized pantry plus dining room with patio doors that open to the fully fenced back yard.

The top floor has 3 bedrooms, main bath, master has a 2 piece ensuite and walk-in closet. Heading to the ground floor there is a bonus room that could be used for a bedroom, family room etc., generous laundry, mechanical and has direct access to the back yard.

> This home is in good condition and is move in ready. Call Della today for a personal tour. 867-445-4010

FOUNDATION

PROPERTY TAXES

2023 \$3260.99 Amount/yr Tenure Condo Fees \$650/mo. Fees

Frame Lk South

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Area

77 Gold City Ct, Yellowknife, NT

Main Building



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.











