

WELCOME TO
77 GOLD CITY COURT
\$369,900

5732

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

SPECIAL FEATURES /FURNISHINGS:

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

Amount/yr	\$3260.99	2023
Tenure	Condo Fees	
Fees	\$650/mo.	
Area	Frame Lk South	

77 Gold City Ct, Yellowknife, NT

Main Building



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.



