

WELCOME TO
166 JESKE CRESCENT
\$595,000

5828

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 14.8 X 14.6	Kitchen & Dining 14.8 X 16.11	Family Room 11.4 X 13.8	Den 7.10 X 12.10		BATHS 1-2pc, 1-4pc, 1-4pc Ensuite	
Primary Bedroom 14.8 X 12.1	Bedroom 10.8 X 8.2	Bedroom 9.6 X 11.1	Bedroom 9.5 X 11.2		Storage	Basement Crawl Space
Laundry Room 8.10 X 5.11				Make: Triple e Model: 923 Serial #: 5730	Foyer / Entry 7.2 X 5.3	Deck F: 12x24 R: 12x10,10x12

HEAT

INSULATION

BUILDING

LOT

Type OIL HW BOILER & FAN COIL	Ceiling: R 40	Sq. Ft. 1894	Lot Size 6050
Annual Cost \$6,031.26	Walls: R 20	Age 1994	Garage
Litres Over 2023/24 - 3723 L @ \$1.62/L	Floor: R 28	Lot 97	Parking 5 Vehicle Paved
Last 12 Mo. Includes heating HW & garage	Skirting: R	Block 562	Plan 2315
		Unit	

SPECIAL FEATURES /FURNISHINGS:

It isn't often that a person can find a 4 BR home let alone 5. That is what this 1900 sq ft property offers along with 3 baths, living & family rooms and an attached heated garage. Situated in a quiet area of Jeske Cres directly across from Jeske Park. A hybrid of sorts with the 3 BR/2 bath mobile having been added on to with the addition above the single heated garage that offers a family/rec room and the office/den/5th BR and a 2pc bath. Access from the upper level to the two tiered rear deck and landscaped back yard thru new sliding doors, the rear deck leads to the fenced dog friendly rear yard that receives evening sun. There are two storage sheds in the rear yard and additional cold storage attached to and accessed from the heated single garage. There is room for multiple vehicles and RV pkg in the spacious paved driveway. The front yard is also partially landscaped. The front entry to the home is accessed from the spacious 1 yr old two tiered pressure treated deck with glass rails with a retractable pergola. A large northern entry has room for all our northern gear. Separate laundry room with additional storage and added cabinets and a folding table. Wood burning fireplace in the living room. Upgrades include: New flooring in both main level bathrooms and laundry room, new main floor windows, new entry and storm doors. The forced air furnace has been replaced by a hot water boiler and fan coil unit with the hot water tank fed through the boiler. Fibreglass oil tank. The main level of the home has air conditioning.

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Two Sheds.

FOUNDATION

Concrete Slab on Grade for Garage & Steel Piles

PROPERTY TAXES

Amount/yr \$3869.53 2023

Tenure Fee Simple

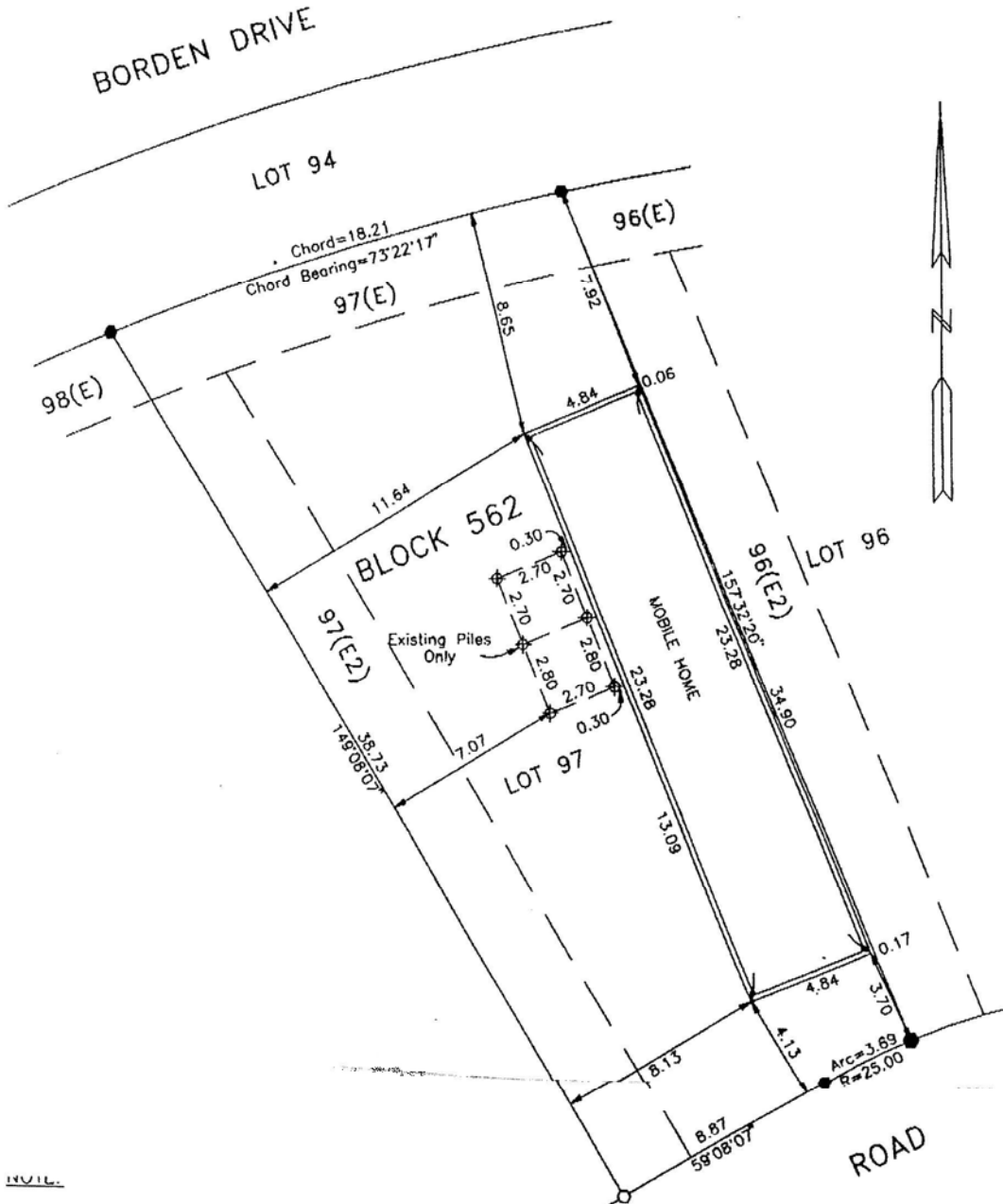
Fees

Area Range Lake N.

Thomson Underwood McLellan Surveys Ltd.

P.O. BOX 2545
YELLOWKNIFE, N.W.T.
XIA 2P8
PH: (403) 873 5792
FAX: (403) 873 4947

I certify that this plan shows the location of the Mobile Home erected on Lot 97, Block 562, in the City of Yellowknife (PLAN. 75349 .C.L.S.R.. NO. 2315 L.T.O.), and that the measurements are correct as shown,
I further certify that there are no encroachments on the said lot, neither from without nor from within.



NOTE.

Unless otherwise specified, the dimensions shown related to distance found from property boundaries to structure walls only at the date of survey. There are no measurements pertaining to footing, roofing, etc. This plan is for the protection of the Mortgagee only and is not to be used for the location of the property lines. We accept no responsibility for the unauthorized use.

Dated this 19th day of May, 1994

Andrew Bregner
ANDREW BREGNER, C.L.S.

**Thomson Underwood McLellan
Surveys Ltd.** Canada Lands Surveyors
(File: 9415 - 002 - 05 - 00)



166 Jeske Crescent, Yellowknife, NT

Main Building



1st Floor



2nd Floor



PREPARED: 2024/05/30

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.

