

WELCOME TO  
17 FORREST PARK  
\$349,900

DELLA FRASER

WORK 867.669.2111

CELL 867.445.4010

C



ROOM SIZES

Living Room 11.10 X 13.2	Kitchen & Dining 12.7 X 13.2	Office 7 X 9.6			BATHS 1-3pc, 1-4pc
Primary Bedroom 11.5 X 10.11	Bedroom 9.2 X 13	Bedroom 8 X 10.8			Storage Basement Crawl Space
				Make: Pyramid Model: Westbrook Serial #: sabsk1666f	Foyer / Entry Deck Front Deck

HEAT

INSULATION

BUILDING

LOT

Type F/A PROPANE	Ceiling: R 40	Sq. Ft. 1180	Lot Size 4292
Annual Cost \$2,965.43	Walls: R 20	Age 1974/03	Garage
Litres Over Last 12 Mo. 3209.3 L	Floor: R	Lot Block Plan Unit C2277 17	Parking Triple Gravel

SPECIAL FEATURES /FURNISHINGS:

Great little starter home with many upgrades since 2003. 3 bedrooms and 2 full baths. This home is located on a quiet street within steps to greenspace. Located 15 minutes from downtown, 2 blocks from an elementary school, 3 blocks from junior high and 10 blocks from high school. Reno's in 2003 include fencing, resided & insulated and roof. Reno's since 2015 include front deck, 1 bathroom upgrade, wood slat ceiling living room, entry & hallway, on demand hot water, propane furnace 2019. Current- front bathroom repair, cozy pellet stove with new WETT certification. Home Inspection on file. 2 sheds for always much needed storage.

**Price Includes:** fridge, stove, washer, dryer, 2 sheds, microwave.

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr \$1055.21 2023

Tenure Fee Simple Condo

Fees \$125/yr.

Area Forrest Park

# 17 Forrest Park, Yellowknife, NT

## Main Floor



PREPARED: 2024/05/05

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.



