

WELCOME TO
4909 45 STREET
\$849,000

5820

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 25 X 14.2	Dining Room 11.4 X 10.2	Kitchen 11 X 10.9	Primary Bedroom 14.3 X 11.9	Bedroom 10.4 X 8.10	BATHS Main: 2-2pc, 1-4pc, 1br suite: 1-4pc Bachelor Suites: 1-4pc each.
Bedroom 11.4 X 9.4	Bonus Room 13.2 X 14	Kitchen(1br suite) 14.5 X 9.9	Living Room(1br suite) 10.7 X 10.7	Bedroom(1br suite) 11.2 X 11	Storage
Bachelor Suite 1 11.3 X 13.4	Bachelor Suite 2 9.10 X 11.4			Make: Model: Serial #:	Basement Full, 90% Finished
				Foyer / Entry	Deck Lower: 12x14 Upper: 12x14

HEAT

INSULATION

BUILDING

LOT

Type OIL HW BASEBOARD	Ceiling: R 20	Sq. Ft. 2190	Lot Size 5010
Annual Cost \$9,500.00	Walls: R 20	Age 1977/78	Garage Single, Detached, Wired, Unheated
Litres Over Last 12 Mo.	Floor: R	Lot 20	Parking Double Gravel
	Skirting: R	Block 69	
		Plan 69	Unit

SPECIAL FEATURES /FURNISHINGS:

A Rare Gem in the Heart of Yellowknife – 4 BR/3 bath home with built-in revenue. Welcome to this quality built I family owned home within 5 min walk to downtown and minutes away from schools and grocery stores. Fully fenced front and back with a detached single garage with laneway access. Separate entrances to the 3 fully leased suites (2 bachelor's and 1-1 BR suite). Live inexpensively while collecting the rent. Concrete walkways and side entry steps. Raised garden planters and additional garden areas. The home features four separate living units, each with its own unique charm. The main two storey home is a bright, airy, and perfect for a growing family. With high ceilings, and an abundance of natural light, the space has a warm and inviting atmosphere. Two imported quality propane fireplaces provide additional heat in the upper living room and lower family room in the main house. A top floor primary BR with an ensuite bathroom, two additional bedrooms, a full bathroom, kitchen, dining room, and living room provide plenty of space for everyone in the family. A large fourth bedroom in the basement and a family room on the main floor add even more versatility to this already expansive unit, some of which can be re-purposed for an additional revenue source. The main floor also features a one-bedroom independent unit, complete with a full bathroom and high-quality finishes. In the basement, you'll find two cozy bachelor rental units, each with its own entrance, full bathroom, and kitchenette. The combined rental income from these units can reach up to \$4600 per month, making this home an affordable option for families looking for a high-quality, spacious living space with income potential. Built with sustainability and durability in mind, this home was ahead of it's time for construction standards, with a hot water boiler and upgraded electrical work. The oversized hot water tanks and the upper kitchen fridge are two months old. A recent pre-sale inspection is available to serious prospective purchasers. A unique blend of comfort, quality, and built-in income this home is an exceptional find in Yellowknife. Don't miss the opportunity to make it your own.

Price Includes: Fridges (2 full sized, 1 apt size, 2 bar fridges , 3 stoves, 2 dishwashers. Washer, dryer, window coverings, upright freezer (if wanted). LR drapes & FR sheers not included.

FOUNDATION

Concrete Slab

PROPERTY TAXES

Amount/yr \$5709.59 2023

Tenure Fee Simple

Fees

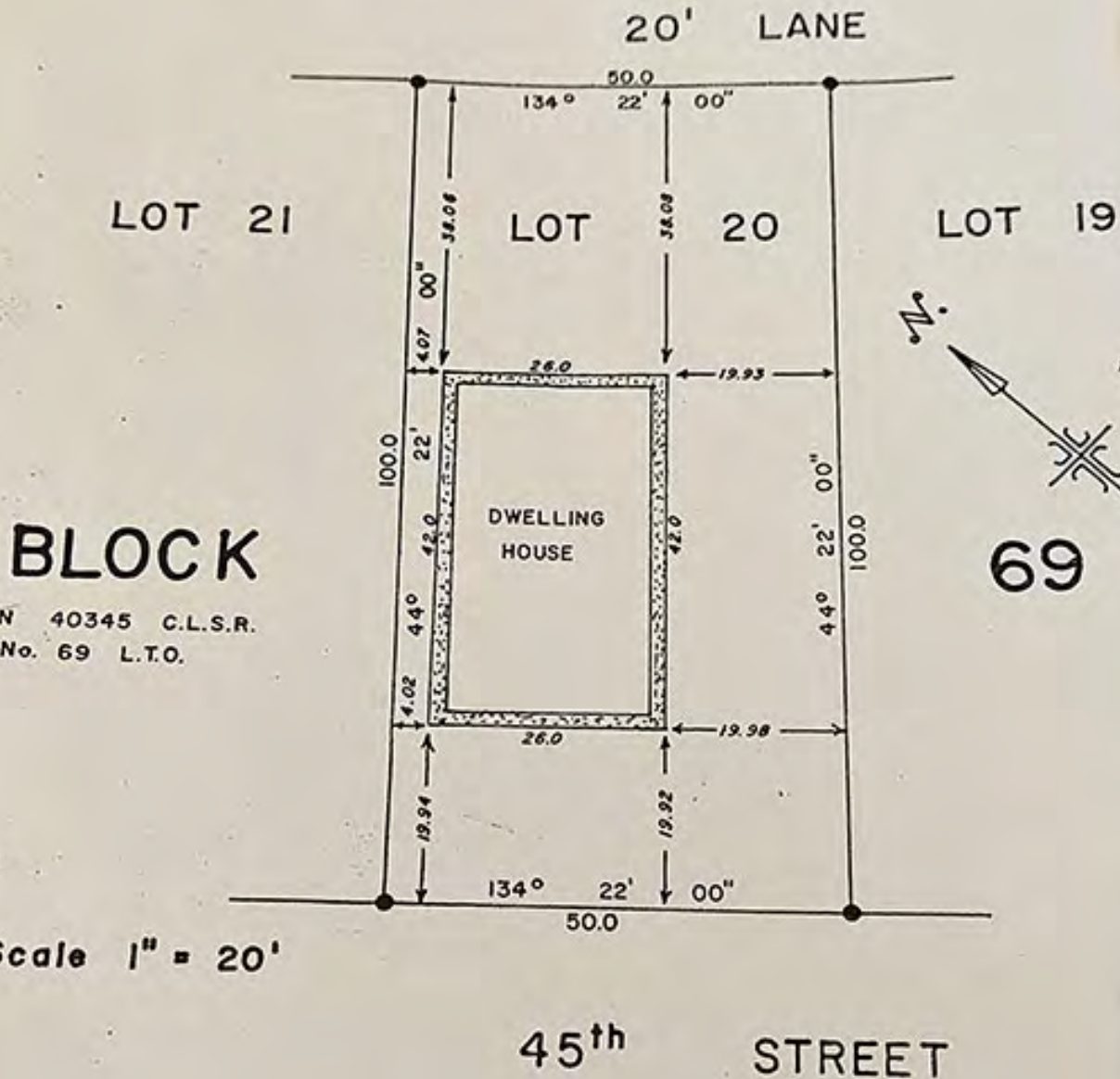
Area Downtown

JOHN ANDERSON-THOMSON
ENGINEERING & SURVEYING LTD.

JOHN ANDERSON-THOMSON, D.L.S., PROF. ENG. (PRESIDENT)
JANET ANDERSON-THOMSON, (SECRETARY)

P.O. BOX 306
YELLOWKNIFE
N.W.T.
PH: (403) 873-2224

I certify that this plan shows the location of the Dwelling House erected on Lot 20, Block 69, in the City of Yellowknife, N.W.T. (Plan 40345, C.L.S.R. No. 69 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.



Scale 1" = 20'





4909 45th St, Yellowknife, NT

Main Building



2nd Floor (main)



1st Floor



Basement (Below Grade)



PREPARED: 2024/05/23

White regions are excluded from total area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

