

WELCOME TO  
6157 FINLAYSON DRIVE NORTH  
\$689,900

SHANE BENNETT

WORK 867.669.2105

CELL 867.446.1622



ROOM SIZES

Living Room 15.4 X 13.10	Dining Room 8.8 X 12.4	Kitchen 12.2 X 17.11	Family Room 9.8 X 16.6	Sun Room 11.7 X 17	<b>BATHS</b> 1-4pc, 1-4pc Ensuite
Primary Bedroom 15.9 X 18.8	Bedroom 9 X 12.4	Bedroom 9 X 12.5			Storage Basement Crawl Space
Laundry Room 5.6 X 8.3				Make: Model: Serial #:	Foyer / Entry 4.3 X 7.3 Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 1647	Lot Size 7888
Annual Cost	Walls: R 26	Age 1990	Garage Double Heated Attached
Litres Over Last 12 Mo. 4951.30 L	Floor: R	Lot 57	Parking Double Paved
	Skirting: R	Block 548	
		Plan 2032	Unit

SPECIAL FEATURES /FURNISHINGS:

This 3 bedroom, 2 bath home is located in a great family friendly neighbourhood within walking distance of schools, several parks, and local restaurants. As well, you will appreciate that this home's huge backyard faces only nature and the Range Lake Trail system, which can be used for hiking and cross country skiing in the winter. You can also enjoy the convenience of taking your snowmobile from your backyard and accessing the different lakes in the area too! This home's curb appeal (especially this summer) will welcome you into its space and you will be further pleased by the wide paved parking space out front, along with a double attached heated garage. Plenty of room for your family's vehicles and all the toys! When you open the front door, you will instantly feel invited into the very bright living room and dining room area, due to the large, beautiful arched window. You will see that this ranch-style home has the further convenience of being all on one level, which is even more appealing for children, seniors, and anyone who has accessibility needs. The cook in your family will appreciate the open concept kitchen with ample counterspace and a large island for preparing meals. There is an additional living space next to the kitchen, which is perfect for hosting guests or just an additional family room! As you venture to the back of the home, then you will be pleased to enter the warm sun porch (three seasons room) and you will enjoy sunbathing and barbecuing on the attached deck. You will be impressed by the large landscaped backyard that is accompanied by a firepit and picnic table, which is perfect for family and friend gatherings. There is even a dog pen that is great for keeping your fur babies secured when you have guests over as well! There is a crawl space underneath the home, which is where you can find the utilities and plenty of additional space for storage. If you're looking for that perfect family home with a one-of-a-kind backyard, then call or text Shane at (867) 446-1622 for more details! Upgrades – Roof (2018), Oil Tank (2017), and Hot Water Tank (2020)

**Price Includes:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, all Window Coverings.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$4823.37 2023

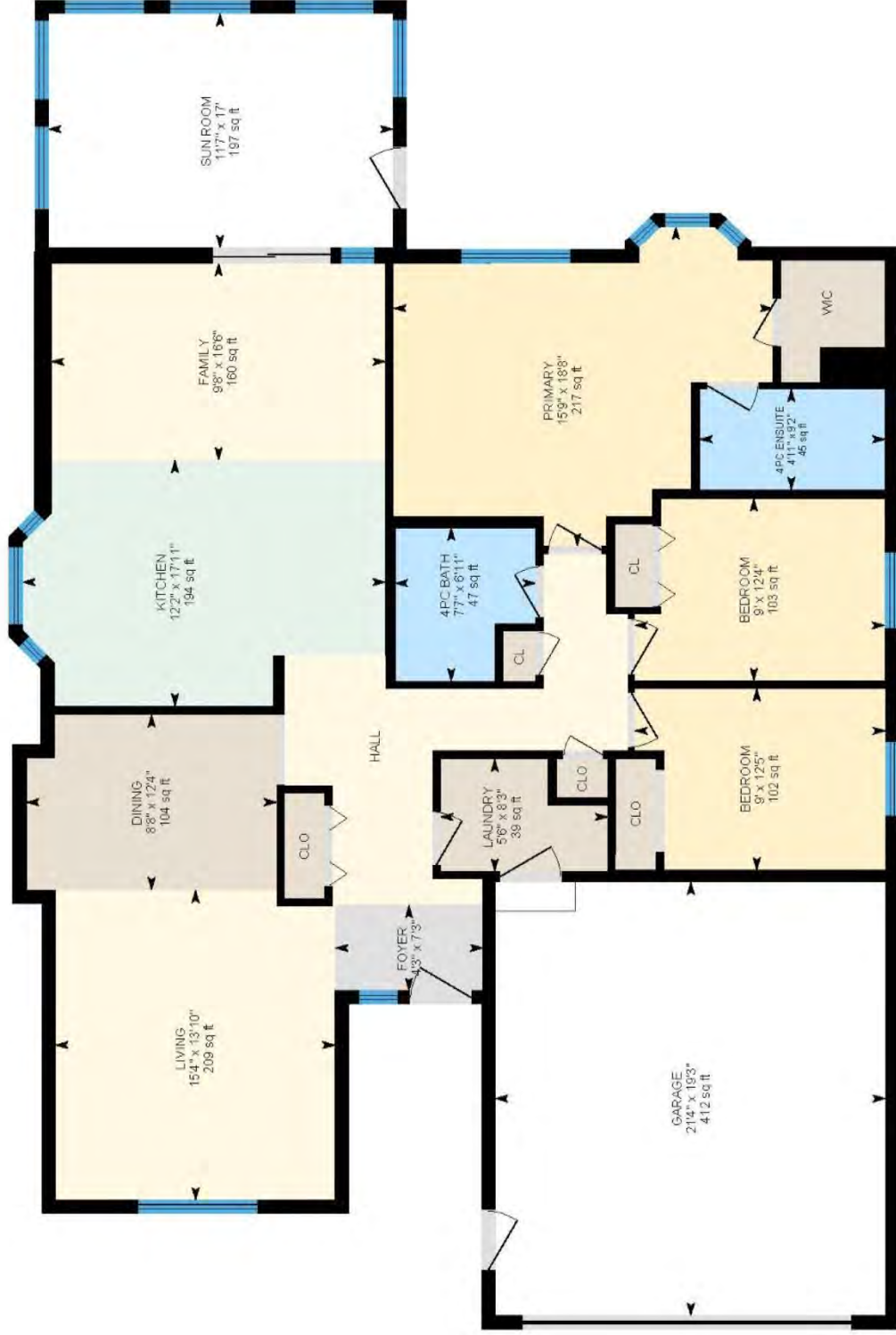
Tenure Fee Simple

Fees

Area Frame Lk South

# 6157 Finlayson Dr N, Yellowknife, NT

## Main Floor



PREPARED: 2024/05/11



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.



