

WELCOME TO
349 BELLANCA AVENUE
\$280,000
+ L.I.

5864

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 16.9 X 11	Kirchen & Dining 12.9 X 11				BATHS	1-4pc
Primary Bedroom 11.11 X 10.11	Bedroom 11.6 X 8				Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck 10.6 X 44

HEAT

INSULATION

BUILDING

LOT

Type F / A OIL	Ceiling: R 40	Sq. Ft. 830	Lot Size 3351
Annual Cost \$2,200.00	Walls: R 20	Age 1973 Est.	Garage
Litres Over Last 12 Mo. Estimate	Floor: R	Lot Block Plan Unit C4729 181	Parking Double Sand & Gravel + RV
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Great affordable 2 BR/1 bath starter offering immediate possession. Close to schools and walkable to downtown and recreational facilities and the hospital. Dbl parking + RV parking as well. Over 450 sq ft of decking that receives afternoon and evening sun. Mature birch trees in the front yard.

Upgrades Include: Long lasting metal roof. Re-insulated and re-sided to vinyl. PVC windows, furnace, 100 amp copper wiring, drywalled interior, Styrofoam spray foam underneath the floors, plumbing has been run inside. Laminate and vinyl flooring, no carpets. Pocket doors to bedrooms and bathroom.

Price Includes: Fridge, stove, washer, dryer, window coverings and shed.

Note: Northland properties are subject to a \$283.27/mo. Local Improvement Charge in addition to the regular property taxes.

FOUNDATION

Custom Owner Built

PROPERTY TAXES

Amount/yr \$1182.16 2023

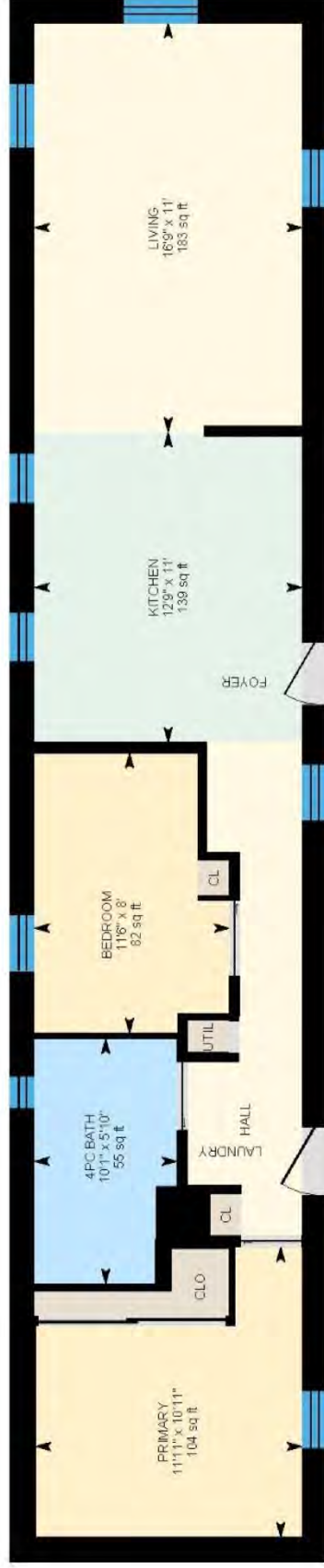
Tenure Fee Simple Condo

Fees L.I. \$283.27/mo

Area Northland

349 Bellanca Ave, Yellowknife, NT

Main Floor



PREPARED: 2024/06/24



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.



