

WELCOME TO 444 NORSEMAN DRIVE \$319,900

NATHAN ROUND

WORK 867.669.2103 CELL 867.446.2458



ROOM SIZES							
Living Room 15.9 X 13.3	Dining Room 5.6 X 13.3	Kitchen 13 X 13.3			BATHS	1-4pc	
Primary Bedroom 21.6 X 13.1	Bedroom 11.7 X 11.3	Bedroom 13.2 X 9.11			Storage	Basement Crawl Space	
Laundry Room 7.5 X 9.4				Make: Neon X Model: TBA Serial #: A2414-22011	Foyer / Entry 7.7 X 9.4	Deck	Yes
LICAT		INCLUATION		DI III DINC		LOT	

HEAL INSULATION BUILDING LOI Lot Size Type **PROPANE** Ceiling: R 40 Sq. Ft. 1460 4665 Walls: R 20 Annual Cost \$1,845.00 Garage Shed Floor: R 1973 Litres Over Age Last 12 Mo. 1720L Triple Gravel Skirting: R Parking Block Plan Unit SPECIAL FEATURES /FURNISHINGS: C4729 134

Comfortable & affordable living is found at 444 Norseman! This updated home boasts 3 beds 1 bath on a large 4665 square foot lot with tons of parking, storage and a fenced back yard. This home has the benefit of many upgrades including: New flooring (2022), Security/Camera System (2022), Furnace with smart thermostat (2020), Paint (2022), Upgrade electrical & New panel (2022), Hot water tank (2023), Circ pump (2022), Driveway gravel (2022), Levelled (2022), Roof/insulation/skirting/vapour barrier/foundation/water lines (2015). Furnace serviced June 2024. Make this well maintained & upgraded home yours today, call for a private viewing 8674462458. Northlands is subject to a \$283.27 month Land Improvement cost.

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer & Storage Shed

Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademark MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and indentify the quality of services provided by real estate professionals who are members of CREA. Used under license. Above information is from sources believed reliable but should not be relied upon without verification. NORTHERN BESTSELLERS assumes no responsibility for its accuracy

FOUNDATION

Wood Block

PROPERTY TAXES

2023 \$1335.83 Amount/yr

Tenure Fee Simple Condo

L.I.: \$283.27/mo. Fees

Northland Area

444 Norseman Dr, Yellowknife, NT

Main Floor





PREPARED: 2024/06/25











