

WELCOME TO
444 NORSEMAN DRIVE
\$319,900
+ L.I.

NATHAN ROUND

WORK 867.669.2103

CELL 867.446.2458

C



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

HEAT

INSULATION

BUILDING

LOT

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

SPECIAL FEATURES /FURNISHINGS:

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

FOUNDATION

Wood Block

PROPERTY TAXES

Amount/yr \$1335.83 2023

Tenure Fee Simple Condo

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

Area Northland

444 Norseman Dr, Yellowknife, NT

Main Floor



PREPARED: 2024/06/25

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.



