

WELCOME TO 5621 50 A AVENUE \$629,900



SHANE CLARK

WORK 867.669.2110 CELL 867.446.4663



ROOM SIZES								
Living Room 13.6 X 17.8	Kitchen & Dining 13.4 X 17	Family Room 18 X 14.7			BATHS 1-2pc Ensuite, 1-4pc, 1-3pc Ensuite			
Primary Bedroom 17.5 X 14.8	Walk-in Closet 8.10 X 5.4	Bedroom 13.4 X 9.11	Bedroom 7.9 X 9.11	Bedroom 10 X 10.1	Storage 8 X 8.4	Basement Insulated Crawl Space		
Laundry Room 7.4 X 5.8				Make: Model: Serial #:	Foyer / Entry 4.11 X 4.4	Deck 4 X 16		

HEAT	INSULATION		BUILDING	LOT
Type OIL	Ceiling: R 20 + 28	Sq. Ft.	2226	Lot Size 6329
Annual Cost \$6,455.13	Walls: R 46 + 40			Garage
Litres Over Last 12 Mo. 3625 + 2 cords of wood	Floor: R Skirting: R 12 Basement	Age	1968	Parking 4 Spaces
SPECIAL FEATURES /FURNISHINGS:		Lot 3	Block Plan Un 104 483	IT

Real value starts with Real property. Are you looking for an opportunity to get into a property that is close to downtown, but away from the traffic. Close to schools and with options in the home for an inlaw suite area or B&B?

Look no further than this preferred 50a location that offers ample parking, concrete foundation 4 bedrooms 2.5 baths with private outdoor spaces, woodstove heat and a two storey off the original bungalow. It's a great setup for design, loads of options for larger or blended families. Major improvements were completed in 1998 with more updates over the years. This generational home has had happy owners for the past 35 years, could yours be next.

Double Low E windows, pacific energy woodstove, large kitchen area, storage rooms and closets in several areas and important updates fuel tank(2024), hot water tank(2024), roofing(2008), stand up freezer (2023) and new flooring in both family rooms & hallway.

Outdoor spaces enjoy parking for 4 vehicles plus one, private work area with shed and wood cutting area, canoe storage, ground level patio and back area that receives excellent afternoon sun.

Price includes: appliances, window coverings, shed. Call Shane for your personal tour 867-446-4663.

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

Concrete

PROPERTY TAXES

2023 \$3931.71 Amount/yr

Tenure Fee Simple

Fees

Downtown Area

5621 50a Ave, Yellowknife, NT

Main Building







1st Floor

2nd Floor





PREPARED: 2024/06/12









