

WELCOME TO
5621 50 A AVENUE
\$599,500

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	Age 1968	Garage
Litres Over Last 12 Mo. 3625 + 2 cords of wood	Floor: R	Lot 3 Block 104 Plan 483	Parking 4 Spaces
	Skirting: R 12 Basement	Unit	

SPECIAL FEATURES /FURNISHINGS:

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.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$3931.71 2023

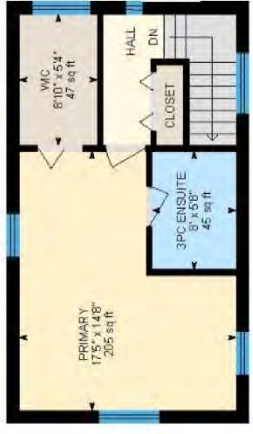
Tenure Fee Simple

Fees

Area Downtown

5621 50a Ave, Yellowknife, NT

Main Building



PREPARED: 2024/06/12



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.

