

WELCOME TO
10 AVERY COURT
\$319,900

5893

SHANE BENNETT

WORK 867.669.2105

CELL 867.446.1622



ROOM SIZES

Living Room 21.5 X 17.10	Dining Room 11.10 X 10.7	Kitchen 13.9 X 12.11	Family Room 17.11 X 13		BATHS	2 Full, 1 Half
Primary Bedroom 13.2 X 14.8	Bedroom 9.11 X 13.7	Bedroom 9.10 X 12.11			Storage	Basement Crawl Space
Laundry Room 7.11 X 7.6				Make: Triple E Model: 2864A Serial #: 2988	Foyer / Entry	Deck Two Decks

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 1792	Lot Size 6931
Annual Cost \$7,035.60	Walls: R 20	Age 1987	Garage
Litres Over Last 12 Mo. 4400 L	Floor: R	Lot 18 Block 524 Plan 1890	Parking Triple Concrete
	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

This very affordable 3 bedroom, 2.5 bath home is a great and rare investment opportunity for a handyperson buyer or contractor! This home sits on a large corner lot in a desirable and private court as part of a family-friendly neighbourhood. This home's location is within walking distance of schools and several parks, and close access to grocery stores, restaurants, retail businesses, the hospital/medical clinics, and multi-purpose recreation facilities. As well, you will appreciate that this lot is near the entrance to the cul-de-sac for your convenience and flexibility in building on the land!

You will be pleased by the long triple concrete parking, which has sufficient room to tuck away your RV, boat, or other recreational vehicles. Enjoy the sun throughout the day, as there are decks on both sides of the home. The larger wrap-around, back deck enjoys some privacy, due to the trees surrounding the area. There are two sheds on both sides of the property, so you have plenty of room for outdoor equipment, tools, and additional storage room all around!

This home (close to 1,800 square feet living space) has a very spacious living room and additional family room. As well, the primary bedroom features a huge ensuite bathroom area and walk-in closet. The kitchen has a built-in pantry and plenty of cupboard space, but yet still has an open concept feel between the family room and the formal dining area.

If you are looking for a home and lot with endless potential, then call or text Shane at (867) 446-1622 for more details! A property inspection report is on file for interested buyers.

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Two Sheds.

FOUNDATION

Blocking

PROPERTY TAXES

Amount/yr \$3776.86 2024

Tenure Fee Simple

Fees

Area Frame Lk South

10 Avery Ct, 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.



