

WELCOME TO  
EDZO HOUSE # 415  
\$399,900

SHANE BENNETT

WORK 867.669.2105

CELL 867.446.1622



ROOM SIZES

Living Room YES	Kitchen & Dining YES	Family Room YES			BATHS	2 Full 1 Half
Bedrooms 5 BEDROOMS					Storage	Basement Crawl Space
Laundry Room YES				Make: Model: Serial #:	Foyer / Entry	Deck Two Decks

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R	Sq. Ft.	2276	Lot Size	12615
Annual Cost	Walls: R	Age	2007	Garage	
Litres Over Last 12 Mo.	Floor: R	Lot	395	Parking	Triple Gravel
	Skirting: R	Block		Unit	
		Plan	3678		

SPECIAL FEATURES /FURNISHINGS:

This 5 bedroom, 3 bath double storey house (over 2,200 square feet of living space) is located on a quiet, family friendly street within the community of Edzo (Behchokqł, Northwest Territories). You will enjoy the ease of being within walking distance to the local Chief Jimmy Bruneau Regional High School and daycare facilities. As well, you are a 15 minute drive from the Elizabeth MacKenzie Elementary School, Mary Adele Bishop Health Centre, local community government offices, convenience store and fuel station, and Northern Store (grocery) in Behchokqł itself.

When you open the front door, you will appreciate the inviting entryway that welcomes you into the two levelled home. Go up the staircase and you will be greeted by a spacious and sun-drenched living space that is adorned with a fireplace, hardwood flooring, and a high vaulted ceiling and large windows. You will further enjoy the open concept living of having your dining space close by and the kitchen has lots of cupboard space and a practical pantry. The primary bedroom has its own ensuite bathroom with a deep tub and walk-in shower. There is an additional bedroom and half bathroom (off the living room) on this same level for your family's and guests' convenience too. A new boiler furnace (2023) was recently installed as well!

On the main floor of the home, you will find another full kitchen and living space with laminate flooring and a cozy woodstove. There are three bedrooms on this level, along with another full bathroom. This level can be used for your large family/guests, or could be a potential rental or bed and breakfast opportunity!

Both levels of this home have their own wrap around decks that face afternoon sun and there are patio doors from various rooms to access this beautiful space. The fully fenced backyard is outfitted with a private fire pit area and appropriate seating benches for you and your family/friends. There is a fenced garden area on the side of the property as well. The parking at the front of the house has the space and powered plug-in capabilities for four vehicles too!

If you are tired of regularly commuting back and forth between Yellowknife and Behchokqł or maybe you just want to return back home on Tłıchq land, then call or text Shane at (867) 446-1622 for more details!

Price Includes: Fridge (X2), Stove (X2), Dishwasher, Washer, Dryer, Wood Stove, and all Window Coverings.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr	
Tenure	Leasehold
Fees	
Area	Bechoko / Tlıcho

