

WELCOME TO
38 JOHNSON CRESCENT
\$524,900
\$15,000 RENOVATION ALLOWANCE

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ROOM SIZES

Living Room 19 X 14.6	Dining Room 13.7 X 10.11	Kitchen 10.1 X 13.5			BATHS 1-2pc, 1-4pc, 1-3pc Ensuite
Primary Bedroom 13.3 X 15.6	Bedroom 9.3 X 11.11	Bedroom 9.6 X 15.6			Storage 11.2 X 7.10
Utility Room 8.11 X 7.10				Make: Model: Serial #:	Foyer / Entry 5.11 X 5.7
					Basement
					Deck 18 X 12

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 1462	Lot Size 5230
Annual Cost	Walls: R 28	Age 1990	Garage Single Attached & Heated
Litres Over Last 12 Mo.	Floor: R	Lot 14 Block 520 Plan 1574	Parking Double Gravel
	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

Your Dream Home Awaits! Nestled in a well-established family neighborhood, this 1,596 sq. ft. 3-bedroom, 2.5-bath home has all the essentials: a single attached heated garage, a large separate storage room, RV parking, and a fenced, landscaped yard. With plenty of space and a bright atmosphere, it's perfect for the active family!

★ Recent upgrades include laminate flooring throughout and a freshly painted interior. Plus, with a \$15,000 renovation allowance, you can turn this into the home of your dreams!

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer

FOUNDATION

Steel Piles To Bedrock

PROPERTY TAXES

Amount/yr \$4069.59 2024

Tenure Fee Simple

Fees

Area Frame Lk South

38 Johnson Crescent, Yellowknife, NT

Main Floor



PREPARED: 2024/08/24



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.

