

WELCOME TO  
611 ANSON DRIVE  
\$349,000

SHANE BENNETT

WORK 867.669.2105

CELL 867.446.1622

C



ROOM SIZES

Living Room 17 X 8.9	Dining Room 11 X 7.11	Kitchen 14.5 X 13.3			BATHS 1-2pc, 1-3pc, 1-4pc
Primary Bedroom 15.4 X 13.3	Bedroom 10.3 X 13.3	Bedroom 14.8 X 8.9	Den/Flex Room 8.7 X 10.2		Storage Basement
				Make: Atco Model: v644-3br-vk-ra-bay-3 Serial #: v644-5-4064	Foyer / Entry 4.8 X 8.2 Deck Rear Deck

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R 30 Addition: 60	Sq. Ft. 1310	Lot Size 3468
Annual Cost	Walls: R 20 Addition: 30	Age 1984	Garage
Litres Over Last 12 Mo.	Floor: R 20 Addition: 20	Lot Block Plan Unit C4729 6	Parking Double Paved
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

In the heart of Yellowknife, this 3 Bedroom and 2.5 bath home (just over 1,300 square feet of living space) is within walking distance to an uptown grocery store, restaurants, the Frame Lake Trail, Multiplex Arena, Yellowknife Fieldhouse, the hospital, many schools, and so much more. This home sits on the crest of Anson Drive's hill, so no issues with flooding or freeze-ups in the winter, which is also a result of PEX plumbing being added more recently.

This property features a fully fenced backyard, a back deck that receives afternoon and evening sun, and a storage shed. When you enter the home, you will be greeted by a large mudroom/entryway (which has a suitable area to hang your coats and store your footwear) and a half bathroom for your convenience. There is a second door from the entryway to the living space, which you will appreciate in colder temperatures. The huge living space includes a polished kitchen with maple shaker cabinets (with practical lights underneath) and Corian countertops, a den/flex room, a living room, and plenty of space for a dining area and/or island. The three larger sized bedrooms are situated in separate areas of the home for everyone's privacy and comfort. The full washroom/laundry room at the back of the property has been renovated with all new fixtures, kitchen sink/soft-close cabinets (Arborite countertops), new Toto toilet, new fiberglass soakertub, and porcelain subway tiles added as well.

If you're looking for that very affordable family home that is available for immediate possession, then call or text Shane at (867) 446-1622 for more details!

\*\*\*a current home inspection report is on file\*\*\*

Upgrades - PVC Windows (2012), Propane Furnace (2021), Oven (2021), Fridge (2021), Dishwasher (2021), Washer and Dryer (2019), new doors and newly painted interior (2024), new siding with 2 inch of Styrofoam board insulation added (2021).

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, and Shed.

Note: Northlands properties are subject to a \$283.27/month Local Improvement Charge (LIC) in addition to the regular property taxes.

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FOUNDATION

Wood Blocking on Bedrock

PROPERTY TAXES

Amount/yr \$1191.55 2024

Tenure Fee Simple Condo

Fees LI: \$283.27/mo.

Area Northland

# 611 Anson Dr, Yellowknife, NT

## Main Floor



PREPARED: 2024/07/31



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.

