

WELCOME TO 180 WILKINSON CRESCENT \$349,900

MULTIPLE LISTING SERVICE® 5957

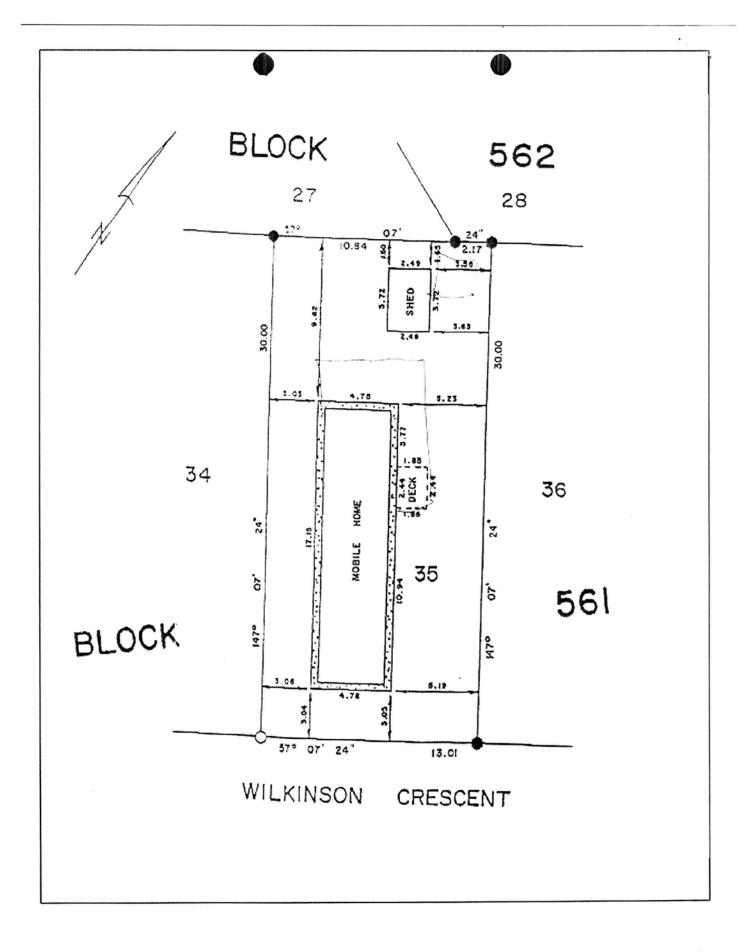
ROD STIRLING

WORK 867. CELL 867.

867.669.2115 867.446.1046



ROOM SIZES											
Living Room 16.4 X 14.5	Dining Room 12.8 X 5.3	Kitchen 12.7 X 9.2				BATHS	BATHS 1-4pc				
Primary Bedroom 11.4 X 12.1	Bedroom 9.7 X 8.11			7			Storage		Basement		
Mud Room 5.1 X 5.3				Mo	Make: SRI-Shelter odel: 16-60-2fl erial #: 9720	[Foyer / Entry 3.11 X	5.5	Deck Rear	10 X 18	
HEAT		INSUL	INSULATION		BUILDING				LOT		
Type F/A OIL Annual Cost \$2,722.86 Litres Over Last 12 Mo. 2023 1680.6L @ \$1.62/L SPECIAL FEATURES /FURNISHI		Walls: R 20 Floor: R 20 Skirting: R 14	Ceiling: R 40 Walls: R 20 Floor: R 20 Skirting: R 14		t. Block 561			Lot Size Garage Parking	e 4199		
Great starter, affordably priced offering immediate occupancy. 2BR/1bath on steel piles in the Range Lake subdivision close to shopping areas, schools and hospital. Triple gravel parking with room for RV's. Vinyl siding, partially fenced rear yard, rear deck receives evening sun. Large wooden storage shed. Mostly drywalled interior. Large kitchen skylight, kitchen upgrades from original with blonde oak cabinets, upgraded counter-tops. Flooring is								FOUNDATION Steel Piles PROPERTY TAXES			
a mix of laminate and tile with no carpets. Tiled bath tub surround. Cabinets above washer/dryer. Re-roofed 2015. Interior plumbing upgraded to PEX.							Amoui			2024	
Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings & Shed.							&	Fee Simple		e	
Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademark MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and indentify the quality of services provided by real estate professionals who are members of CREA. Used under license. Above information is from sources believed reliable but should not be relied upon without verification. NORTHERN BESTSELLERS assumes no								Area Range Lake N.			



1.



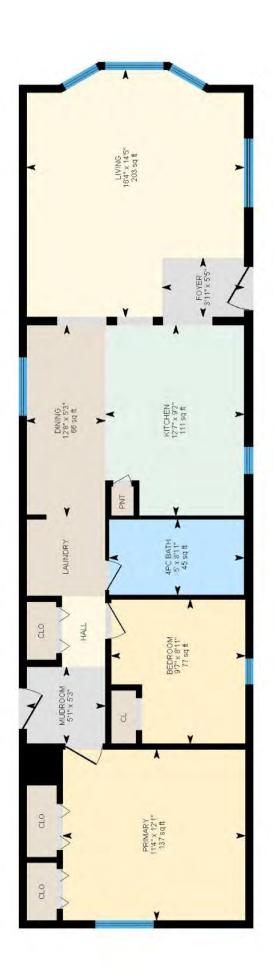


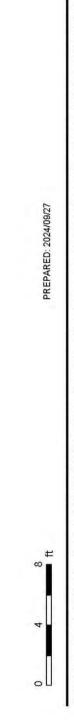




180 Wilkinson Crescent, Yellowknife, NT

Main Floor





BiGUIDE

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.