

WELCOME TO
180 WILKINSON CRESCENT
\$349,900

ROD STIRLING

WORK 867.669.2115

CELL 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 1-4pc	
Primary Bedroom 11.4 X 12.1	Bedroom 9.7 X 8.11				Storage	Basement
Mud Room 5.1 X 5.3				Make: SRI-Shelter Model: 16-60-2fl Serial #: 9720	Foyer / Entry 3.11 X 5.5	Deck Rear 10 X 18

HEAT

INSULATION

BUILDING

LOT

Type F/A OIL	Ceiling: R 40	Sq. Ft. 872	Lot Size 4199
Annual Cost \$2,722.86	Walls: R 20	Age 1989	Garage
Litres Over Last 12 Mo. 2023 1680.6L @ \$1.62/L	Floor: R 20	Lot 35	Parking Triple+ Gravel
	Skirting: R 14	Block 561	
		Plan 2247	Unit

SPECIAL FEATURES /FURNISHINGS:

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 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.

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings & Shed.

FOUNDATION

Steel Piles

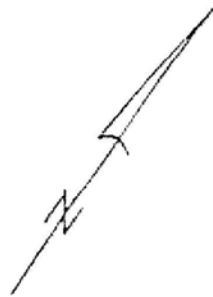
PROPERTY TAXES

Amount/yr \$2251.09 2024

Tenure Fee Simple

Fees

Area Range Lake N.

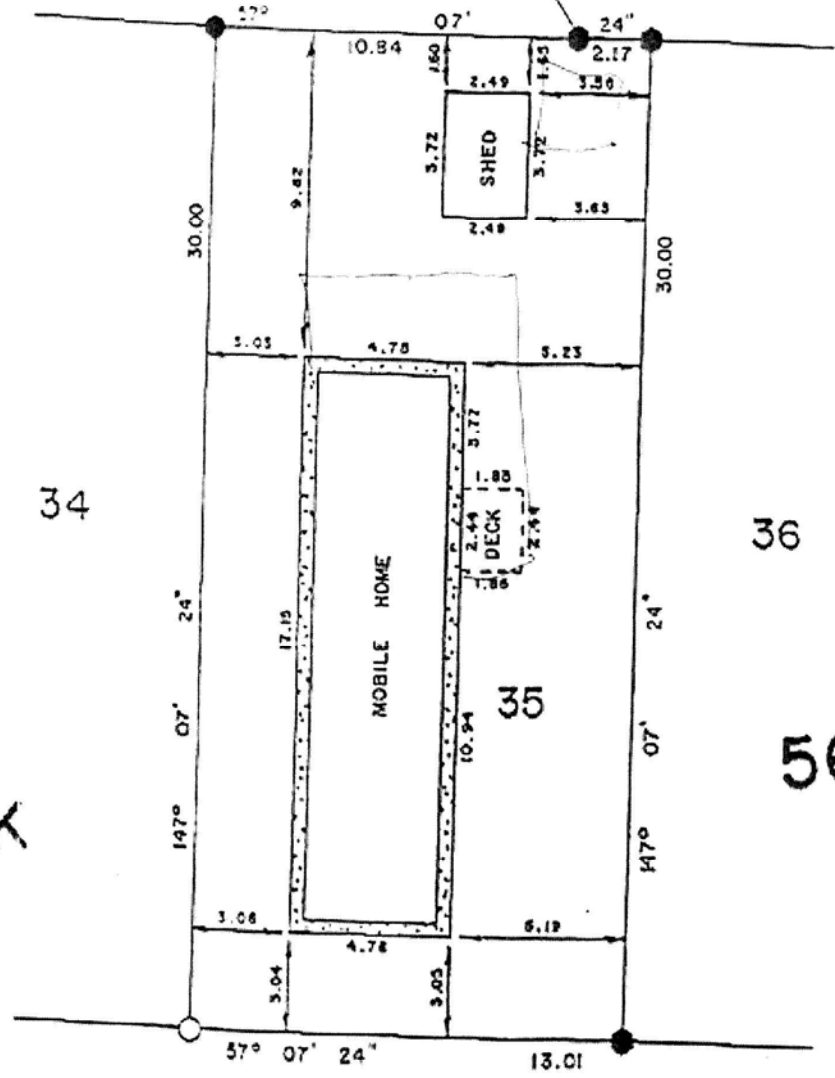


BLOCK

562

27

28



34

36

35

561

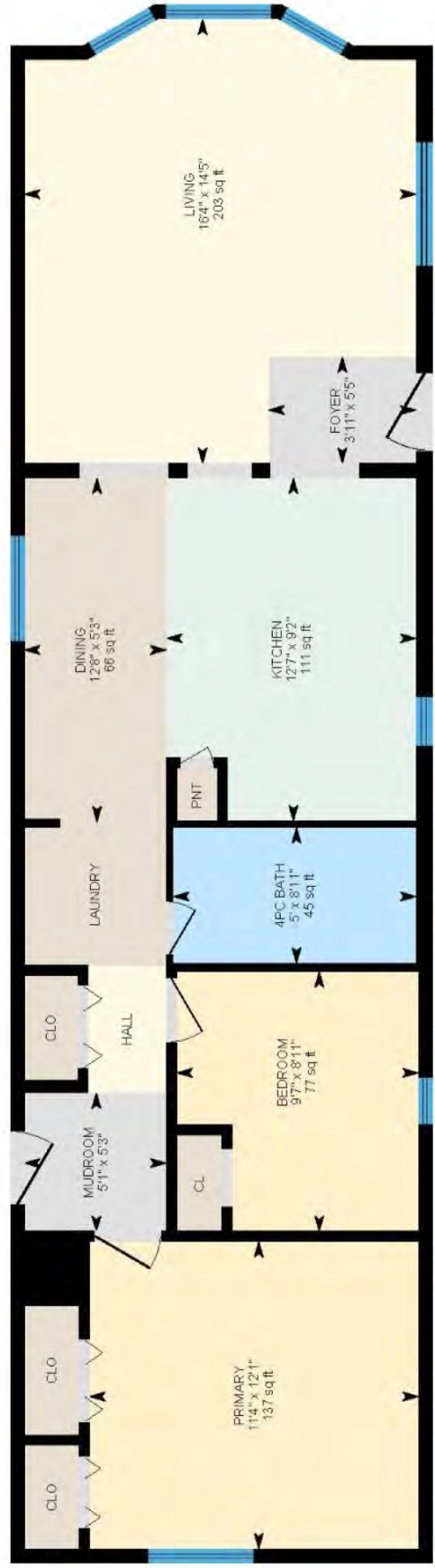
BLOCK

WILKINSON CRESCENT



180 Wilkinson Crescent, Yellowknife, NT

Main Floor



PREPARED: 2024/09/27



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.

