

WELCOME TO

5 WRIGHT CRESCENT

\$339,900

HAY RIVER

SHANE BENNETT
WORK 867.669.2105
CELL 867.446.1622



ROOM SIZES

Living Room YES	Dining Room YES	Kitchen YES	Den YES		BATHS	1-3pc, 1-4pc
Primary Bedroom YES	Bedroom YES	Bedroom YES	Bedroom YES		Storage	Basement Fully Finished
Laundry Room YES				Make: Model: Serial #:	Foyer / Entry	Deck Rear Deck

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R 32	Sq. Ft. 2160 Including Fully Finished Basement	Lot Size 6044
Annual Cost \$1,500.00 Estimate	Walls: R 20	Age 1975	Garage Carpport
Litres Over Last 12 Mo. Plus 3 Pallets of Pellets per year	Floor: R	Lot 1240 Block Plan 1041 Unit	Parking Double Paved
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

In the "Hub of the North", this 4 bedroom, 2 bath bungalow house (2,160 square feet of living space) is located on a low traffic and family friendly crescent within the beautiful community of Hay River. You will enjoy the ease of being within walking distance to a grocery store, the health centre, and outdoor recreational areas. As well, you are a 5-minute drive from the downtown core, which features schools, restaurants, the swimming pool, the movie theatre, and other department stores. When you enter the home, you will appreciate the large entryway that splits to the upstairs and downstairs fully finished basement. Go up the staircase and you will be greeted by a bright and large kitchen with plenty of cupboard space, along with a suitable dining area as well. The living room is conveniently located nearby, and you will be pleased by the huge window (allowing plenty of natural light), hardwood flooring, and overall inviting atmosphere. The three bedrooms upstairs have suitable space and a convenient full bathroom close by. In the basement, you will enjoy the cozy den that includes a pellet stove, which helps generate significant savings for heating costs and is a warm place to gather with family and friends. Additionally, there is another bedroom and a full bathroom in the basement, which is great for someone who enjoys their own space and is an opportunity for a potential rental income generating suite as well! Also, there is an open space in the basement that could be used for an office or even could be re-designed as a fifth bedroom in the home. The laundry room/furnace area and crawlspace (under the stairs) offer plenty of storage area too. The fully fenced backyard is outfitted with a private deck and appropriate seating benches for you and your guests. There is lots of room for pets and children to safely roam in the backyard, and the garden beds, greenhouse, and shed are nice features at the back of the lot as well. The double paved parking, along with a practical carport, allows for plenty of convenient parking nearby.

Are you looking for that affordable home with all the space and potential in beautiful Hay River?
Then call or text Shane at (867) 446-1622 for more details!

Price Includes: Fridge, Stove, Washer, Dryer, Pellet Stove, Shed, and all Window Coverings.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr	\$2511.76	2024
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Tenure	Fee Simple
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Fees

Area

