

WELCOME TO  
77 RIVERVIEW DRIVE  
\$319,900  
HAY RIVER

SHANE BENNETT  
WORK 867.669.2105  
CELL 867.446.1622



ROOM SIZES

Living Room YES	Dining Room YES	Kitchen YES			BATHS	1 Full
Primary Bedroom YES	Bedroom YES	Bedroom YES	Bedroom YES		Storage	Basement Full Basement (Partially finished)
Basement Flex Room YES				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R	Sq. Ft. 1600	Lot Size 7500
Annual Cost	Walls: R	Age 1965	Garage
Litres Over Last 12 Mo.	Floor: R	Lot 465	Parking Triple Gravel
	Skirting: R	Block Plan 360	Unit

SPECIAL FEATURES /FURNISHINGS:

Looking for that affordably priced home (in the "Hub of the North") that is near the town's most beautiful nature and the Trans Canada Trail? This 4 bedroom, 1 bath home (and includes a full basement), with approximately 1,600 square feet of living space, is an original and historic settler house (moved from Vale Island back in the 1960's) and therefore, benefits from solid wood construction, but also has had more recent, thoughtful upgrades as well! The plumbing has been replaced, new skirting and insulation, and home has been raised to prevent flooding risks, along with all new lighting fixtures, bathroom vent, and ceiling fan are being provided to the purchaser too. Additionally, you will be pleased with the fact that you are still within walking distance or a very short car ride to all of Hay River's schools and the downtown core, where you can enjoy the restaurants, the swimming pool, the movie theatre, and other department stores. You will appreciate the large kitchen space with plenty of cupboard space, a newer stainless steel fridge, a dishwasher, and there is even room for a table and/or island. You will be further impressed with the very large living room, which can comfortably fit a long dining table, but also could just be a massive cozy space to gather with your family/friends. The new pellet stove will add to the warm atmosphere of this room, but will generate significant savings for your heating costs too! On this main floor, there is also conveniently a full bathroom (where the laundry machines are presently located) and three bedrooms down the hallway as well. Head down to the recently updated basement, and you will find a suitable little den/playroom/exercise space near the mechanical systems of the house, but this could be simply used as additional storage space for your family too. You will further appreciate the extra bedroom in this downstairs basement, which could be a nice private space for an older member of your household or could be even used to generate rental income! The 7,500 square foot lot size has lots of potential for the front and backyard, for not only storing several vehicles and your toys, but also to build a deck or develop further green space/garden area. The two sheds currently in the backyard, especially the larger one, offer plenty of storage space for your outdoor tools/equipment, recreational needs, and for all your extra possessions in general!

If you are looking for that home in one of the most beautiful neighbourhoods of Hay River, then call or text Shane at (867) 446-1622 for more details!

**Price Includes:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Pellet Stove, Shed (X2), and all Window Coverings. Other furnishings can be negotiated as well.



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FOUNDATION

Blocking

PROPERTY TAXES

Amount/yr \$1931.77 2024

Tenure Fee Simple

Fees

Area

