

# WELCOME TO

## 77 RIVERVIEW DRIVE

### \$299,900

#### HAY RIVER

5993

SHANE BENNETT

WORK 867.669.2105

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### 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:

#### Rare Opportunity to own a piece of Hay River History!

Looking for a well-priced home near nature, the Trans Canada Trail, and all the amenities of Hay River? This 4-bedroom, 1-bath home offers approximately 1,600 sq. ft. of living space, including a full basement. Originally a historic settler homestead relocated from Vale Island in the 1960's, the home boasts solid wood construction with thoughtful modern upgrades.

#### Over \$100K in improvements include:

- Brand New Front Deck (2025)!
  - Very Recent Kitchen Renovations – new paint, along with brand new flooring and updated appliances, including a 2024 stainless steel fridge, glass-top stove, and dishwasher.
  - Reinforced roof trusses and blown-in attic insulation, and new plumbing and electrical systems.
  - New skirting and home raised over 2 feet (MACA-funded, proactive flood mitigation).
  - New oil furnace, fuel gauge (2024), energy-efficient lighting, bathroom vent, and fresh paint throughout the home.
- Upstairs features a spacious kitchen with plenty of storage, a large open living/dining area with a new pellet stove for cozy, energy-efficient heating, a full bath with stacked laundry, and three bedrooms. Downstairs offers a versatile bonus room for storage, a playroom, or exercise space, plus a private 4th bedroom - ideal for guests, teens, or rental income potential.

#### Sitting on a 7,500 sq. ft. lot, the property includes:

- Ample parking on the gravel driveway (with extra gravel on-site for future improvements)
- Room for a future rear deck, garden, or green space
- Two backyard sheds for generous storage of tools, toys, or equipment

All of this within walking or biking distance to schools, the community centre, pool, library, restaurants, and downtown!

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Pellet Stove, Shed (X2), and all Window Coverings.\* Furniture is Negotiable and Possession is Flexible as well!



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### FOUNDATION

Blocking

### PROPERTY TAXES

Amount/yr \$1931.76 2025

Tenure Fee Simple

Fees

Area

