

WELCOME TO
8 LYNX AVENUE
\$135,000
NORMAN WELLS

DELLA FRASER

WORK 867.669.2111
CELL 867.445.4010



ROOM SIZES

					BATHS	
					Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type F / A OIL	Ceiling: R 40	Sq. Ft. 1152	Lot Size 4815
Annual Cost \$5,453.77	Walls: R 20	Age 1994	Garage
Litres Over Last 12 Mo. Nov/23 - Sept/24	Floor: R	Lot 429 Block Plan 2313 Unit	Parking Double Gravel
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Listed under appraised value.
This 2 bedroom, den and 2 full bath home is located in an established residential area in Norman Wells. Fuel tank installed in sea can, triple pane windows, hood vent (2019), shale under home (2019), kitchen taps (2019), dishwasher (2021), laundry taps (2023), washing machine (2024), on demand water heater under sink in main bath, 1 outlet under kitchen cabinets, Built-in dehumidifier dial for main bath, ROTH fuel tank 2011. Back up electrical radiant heat, smoke detectors (2024)
Furnace serviced with receipts.
Repairs to foundation were completed.
Call Della for more information

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr	\$606
Tenure	Fee Simple
Fees	
Area	

