

WELCOME TO
9 BALSILLIE COURT
\$435,000

NATHAN ROUND

WORK 867.669.2103

CELL 867.446.2458



ROOM SIZES

Living Room 14.7 X 17.11	Dining Room 14 X 7.9	Kitchen 17.3 X 7.2			BATHS	1-5pc, 1-3pc Ensuite
Primary Bedroom 11.5 X 12.6	Bedroom 7.9 X 11.7	Bedroom 7.8 X 9.5			Storage	Basement
				Make: Alma Model: 1676-8 Serial #:	Foyer / Entry 7.4 X 5.3	Deck 12.2 X 32.10 Estimate

HEAT

INSULATION

BUILDING

LOT

Type	F/A PROPANE	Ceiling: R	Sq. Ft.	1137	Lot Size	6281
Annual Cost		Walls: R	Age	1986	Garage	
Litres Over Last 12 Mo.		Floor: R	Lot	22	Parking	Triple Gravel
		Skirting: R	Block	546	Plan	1799
			Unit			

SPECIAL FEATURES /FURNISHINGS:

Located in a quiet court and backing onto green space and trails this 3 bed 2 bath home located on an oversized pie shaped lot has just benefitted from a full refresh inside and out. 9 Balsillie court is a well situated home with many recent upgrades. Close to schools, parks and full access to the Kam Lake trails and beyond. Recent upgrades include: Pex plumbing, flooring, paint, drywall, vapour barrier, added insulation, plumbing fixtures, siding, exterior doors, kitchen + laundry appliances 2024, circ pump 2024, hot water tank 2024, Furnace 2024

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr \$2332.37 2024

Tenure Fee Simple

Fees

Area Frame Lk South

9 Balsillie Ct, Yellowknife, NT

Main Floor



PREPARED: 2023/03/01



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.

