

WELCOME TO 20 GAETZ DRIVE \$264,900



DELLA FRASER

WORK 867.669.211' CELL 867.445.401C

Tenure

Fees

Fee Simple

Hay River



		THE PARTY OF PARTY OF THE PARTY	图0.45%图624一个	REST OF THE PARTY			F. 45 W		
ROOM SIZES									
Living Room YES	Dining Room YES	Kitchen YES				BATHS		2 Full	
Primary Bedroom YES	Bedroom YES	Bedroom YES				Storage		Basement Finished Basement	
Family Room BASEMENT				Ma Mod Seria	del:	Foyer / Entry		Deck	
Н	EAT	INSUL	_ATION		BUILDING	;		LOT	
Type PROPAN	E	Ceiling: R		Sq. Ft.	1000		Lot Size	8039	
Annual Cost \$2,500.00 Litres Over Last 12 Mo. metered SPECIAL FEATURES /FURNISH		Walls: R Floor: R Skirting: R SHINGS:		Age Lot 441				e Yes With Concrete Floor g Triple	
+* New on Gaetz Drive, Hay River Welcome to your new beginning! Tucked away on a quiet, friendly street close to the river and some of Hay River's walking trails, this well-loved home offers warmth, space, and comfort.						е	FOUNDATION		
Originally brought in from Pine Point and set on a solid, full basement on concrete blocking, this home features a very functional main floor with two cozy bedrooms, a full bath, and an open living room, dining space, and kitchen—perfect for everyday living.						ozy	Concrete Block		
The basement has been thoughtfully renovated, giving you even more room to grow. There's a spacious family room for movie nights or kids' playtime, a second full bathroom, and a third bedroom that's perfect for guests or your home office. The mechanical and storage area is generous, offering tons of space for seasonal gear, a workshop, or whatever hobbies you bring home.							PROPERTY TAXES		
Over the years, the home has seen some solid upgrades: triple-pane windows were added to the main floor in 2023 to keep things cozy year-round, and the roof was redone in 2022. The high efficiency furnace (installed in 2008) keeps heating bills manageable, and a check valve has been installed for extra peace of mind when it comes to sewer backflow. Propane dryer and heating will help to keep power bills low.							Amount/yr \$2300 2024		

Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademark MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and indentify the quality of services provided by real estate professionals who are members of CREA. Used under license. Above information is from sources believed reliable but should not be relied upon without verification. NORTHERN BESTSELLERS assumes no responsibility for its accuracy.

Outside, the large 8,039 sq. ft. lot is full of potential—whether you're dreaming of raised garden beds, a spot for the kids to play, or future expansion,

This is more than just a house—it's a home, with space to breathe and grow in a community that feels like family. Thinking this might be the one? Let's book your private tour today and take a closer look.









