

# WELCOME TO 20 GAETZ DRIVE \$264,900

6216

**DELLA FRASER**

WORK 867.669.211'

CELL 867.445.401C



## 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				Make: Model: Serial #:	Foyer / Entry	Deck

## HEAT

## INSULATION

## BUILDING

## LOT

Type PROPANE	Ceiling: R	Sq. Ft.	1000	Lot Size	8039
Annual Cost \$2,500.00	Walls: R	Age	1975	Garage	Yes With Concrete Floor
Litres Over Last 12 Mo. metered	Floor: R	Lot	441	Parking	Triple
	Skirting: R	Block	Plan 360	Unit	

## SPECIAL FEATURES /FURNISHINGS:

### ⚡ 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.

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.

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.

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.

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, there's room to bring your vision to life.

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.

## FOUNDATION

Concrete Block

## PROPERTY TAXES

Amount/yr \$2300 2024

Tenure Fee Simple

Fees

Area Hay River

