

# WELCOME TO

## 47126 MACKENZIE HIGHWAY

### \$157,000

#### HAY RIVER

6208

**JIM WELLER**

WORK 867.669.2112

CELL 867.765.8967



### ROOM SIZES

					<b>BATHS</b>	1 Full
					<b>Storage</b>	Basement
				Make: Model: Serial #:	<b>Foyer / Entry</b>	<b>Deck</b> 6 X 8

### HEAT

### INSULATION

### BUILDING

### LOT

Type	F / A OIL	Ceiling: R 40	Sq. Ft.	1064	Lot Size	15000
Annual Cost		Walls: R 20	Age	1996	Garage	Double Detached
Litres Over Last 12 Mo.		Floor: R	Lot	Block	Parking	Gravel
		Skirting: R	4	Xd		
			Plan	Unit		
			134			

### SPECIAL FEATURES /FURNISHINGS:

This three-bedroom bungalow built in 1996 has steel piles, hardboard siding and vinyl windows. The heating system is forced air oil furnace, and the hot water heater is also oil fired. The plumbing system is PEX, not Poly-B.

The large (27' X 30') detached double garage is insulated, wired and heated.

The home needs substantial repair and renovation but is priced to sell As Is.

Additional photographs outlining the condition and repair estimates can be made available to potential purchasers prior to viewing the property.

### FOUNDATION

Steel Piles

### PROPERTY TAXES

Amount/yr \$2546 2024

Tenure Fee Simple

Fees

Area Hay River





Subject  
47126 Mackenzie Highway  
Hay River, NT X0E 0R9





