

WELCOME TO

183 RIVETT CRESCENT

\$699,900

6318

NATHAN ROUND

WORK 867.669.2103

CELL 867.446.2458



ROOM SIZES

Living Room 24.11 X 13.8	Dining Room 12 X 13.8	Kitchen 11.8 X 16.2			BATHS 1-4pc, 1-4pc Ensuite
Primary Bedroom 16.9 X 14.1	Bedroom 12.8 X 9.10	Bedroom 12.7 X 10.9			Storage Basement
				Make: Model: Serial #:	Foyer / Entry 9.2 X 4.11 Deck

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R	Sq. Ft. 1,524	Lot Size 5,520
Annual Cost \$5,754.56	Walls: R	Age 1996	Garage Att'd Garage
Litres Over Last 12 Mo. 6001.4 L	Floor: R	Lot 149 Block 555 Plan 2389 Unit	Parking Paved Drive
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

This Range Lake bungalow is sure to impress! 183 Rivett Cres. is a 3 bedroom 2 bath home with some great improvements. The homes entry way features a double door arctic entry to help keep cold out and warmth in. A large living space features engineered hardwood floors and space for a small office area. The open kitchen and dining area is adorned with quartz counter tops, tile/ hardwood floors overlooking the large backyard. A well sized pantry and closet add to the fair amount of storage inside the home. 2 very well sized bedrooms are found alongside the spacious master suite with walk in closet and full ensuite bathroom. Both washrooms offer full 4 piece set ups. This high efficiency home benefits from the stove, dryer and high efficiency boiler all being on propane + a Heat Recovery ventilation system. Upgrades include: Engineered hard wood floor throughout 2023, Tiled shower + soaked tub 2024, Paint 2024/2025, Windows 2019, Boiler 2023, Roof 2023, Hunter Douglas blinds.

Price Includes: Dishwasher, Microwave, Stove, Refrigerator, Washer, Dryer

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$4693.58 2025

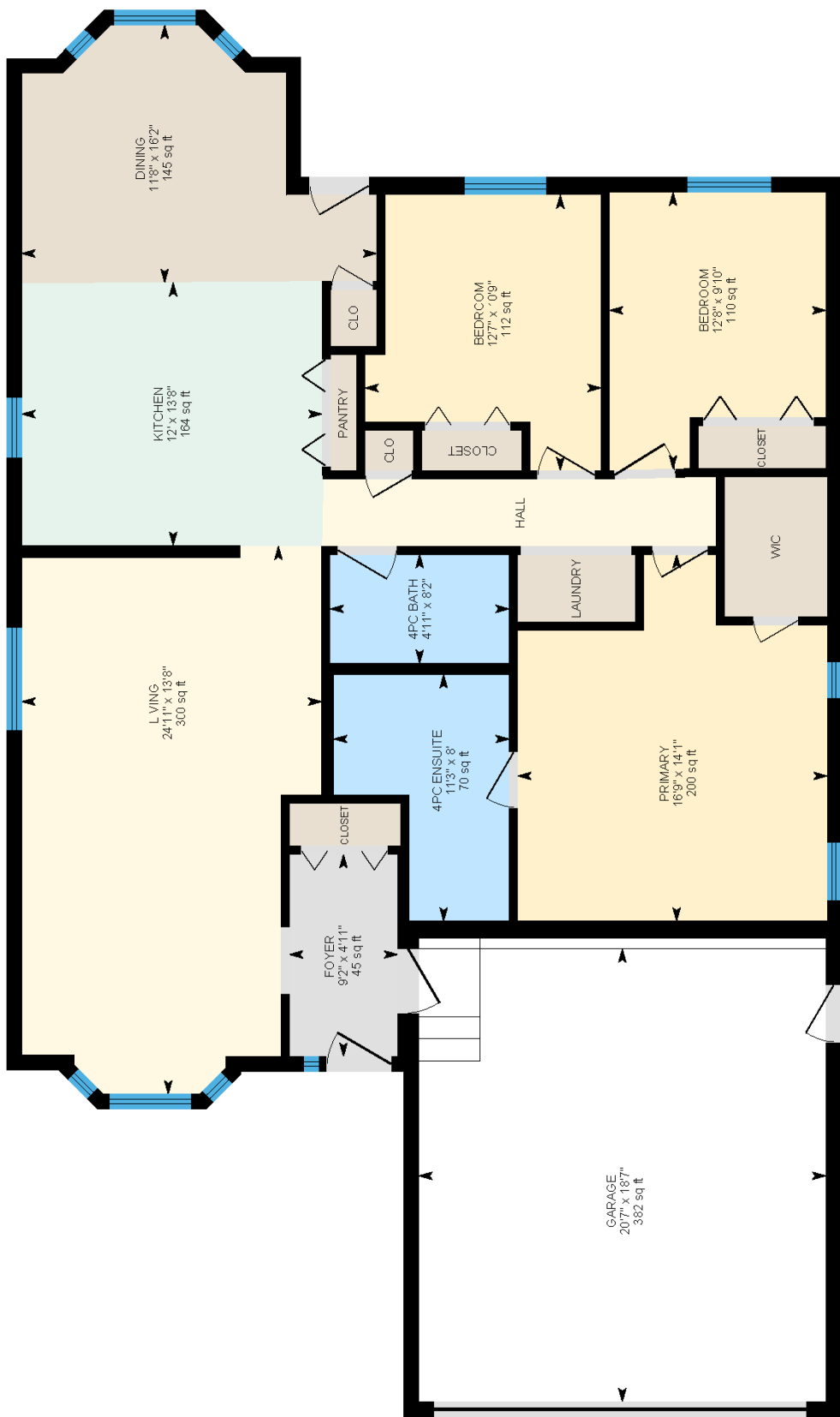
Tenure Fee Simple

Fees

Area

183 Rivett Crescent, Yellowknife, NT

Main Floor Exterior Area 1524.11 sq ft
Interior Area 1409.79 sq ft
Excluded Area 420.15 sq ft



PREPARED: 2025/07/09



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.



