

WELCOME TO

117 WILKINSON CRESCENT

\$399,000

JIM WELLER
WORK 867.669.2112
CELL 867.765.8967



ROOM SIZES

Living Room 16 X 15.11	Dining Room 9.8 X 8	Kitchen 18 X 8			BATHS 1-4pc, 1-4pc Ensuite
Primary Bedroom 16.3 X 15.11	Bedroom 12 X 10	Bedroom 10 X 8			Storage Basement
Laundry Room 8.4 X 7.9				Make: Regent Model: LA-75 Serial #: reg167-933408	Foyer / Entry 4.7 X 5.2 Deck

HEAT

INSULATION

BUILDING

LOT

Type F / A OIL	Ceiling: R 40	Sq. Ft. 1216	Lot Size 6429
Annual Cost	Walls: R 20	Age 1992	Garage
Litres Over Last 12 Mo.	Floor: R 25	Lot 64 Block 561 Plan 2264 Unit	Parking Single
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

This home is located on a quiet crescent near the Range Lake elementary school, has a larger average primary bedroom with three closets and a wide oval jetted tub in the spacious ensuite. There is a wood burning fireplace in the living room.

The oversized pie shape lot is landscaped and has a spacious deck and two sheds. Recent improvements: furnace (2005), siding (2009), shingles (2018), hot water tank (2021), oil tank (2022), kitchen range (2022) and PEX plumbing (2025).

The home comes with fridge, stove, dishwasher, microwave, washer, dryer, window coverings, a window mounted air conditioner, 2 sheds and even a lawnmower.

FOUNDATION

Steel Piles

PROPERTY TAXES

Amount/yr \$3,337.57 2025

Tenure Fee Simple

Fees

Area RANGE LAKE N.

Main Floor Exterior Area 1217.00 sq ft
Interior Area 1125.99 sq ft



