



WELCOME TO 57 STEWART DRIVE

\$405,000
HAY RIVER

MLS
MULTIPLE LISTING SERVICE®
6525

MOLLY MILLIGAN
WORK 867.669.2107
CELL 867.688.0303



ROOM SIZES

Living Room 15 X 16	Dining Room 9.6 X 8.7	Kitchen 9.6 X 4.9			BATHS	1 Full, 1 Half
Primary Bedroom 11 X 12	Bedroom 10 X 9	Bedroom 9 X 12			Storage	Basement Full Basement
					Make: Model: Serial #:	Foyer / Entry Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R Walls: R Floor: R Skirting: R	Sq. Ft. 1180	Lot Size 9600
Annual Cost Litres Over Last 12 Mo.		Age 1971	Garage Double Heated
		Lot 1284 Block Plan 1041	Parking Unit

SPECIAL FEATURES /FURNISHINGS:

Solid, Updated 2-Storey + Basement in a Great Family Neighbourhood

Welcome home to a well-built, thoughtfully maintained, pet-free property in a quiet, flood-free area. This two-storey home offers the comfort, space, and practical upgrades families truly appreciate. All windows and doors were replaced within the last 10 years, additional insulation was added for improved energy efficiency, and the detached heated double garage is a standout feature.

Inside, you'll find a functional layout with engineered hardwood on the upper floor, refreshed bathrooms, and several newer appliances—including a brand-new stove, washer, and dryer (2025). The full unfinished basement provides endless possibilities to customize the home to your needs.

Step outside to a covered back deck overlooking the large, fenced yard—perfect for kids, pets, and everyday outdoor living. Triple parking adds even more convenience.

Move-in ready and set in a friendly neighbourhood close to schools, parks, and local amenities, this home offers space, peace of mind, and the opportunity to make it your own.

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer

FOUNDATION

PROPERTY TAXES

Amount/yr	
Tenure	Fee Simple
Fees	
Area	

