

WELCOME TO
4815 54 AVENUE
\$410,000

JIM WELLER
WORK 867.669.2112
CELL 867.765.8967



ROOM SIZES

Living Room 14.3 X 13.6	Dining Room 11.3 X 8.8	Kitchen 11.5 X 9.4	Family Room 22.3 X 12.1		BATHS 1-4pc, 1-3pc, 1-2pc	
Primary Bedroom 13.1 X 11.5	Bedroom 10.1 X 9.4	Bedroom 10.1 X 9.4	Bedroom 10.9 X 9.3	Bedroom 10.9 X 8.8	Storage 17.10 X 7.9	Basement Finished 1056 Sq. Ft.
				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type F / A OIL	Ceiling: R 20	Sq. Ft. 1125	Lot Size 6200
Annual Cost	Walls: R 12	Age 1972	Garage
Litres Over Last 12 Mo.	Floor: R	Lot 8	Parking Gravel
	Skirting: R	Block 89	
		Plan 482	Unit

SPECIAL FEATURES /FURNISHINGS:

5-bedroom, 3 bath bilevel home in the sought-after School Draw neighbourhood. The RC-1 zoning allows for several permitted uses besides single family homes, including duplexes, in home secondary suites, special care residences and personal services including massage therapy, beauty salons, hairdressers, and photo studios.

The building is currently set up a single-family residence with 3 bedrooms and 1 ½ baths on the 1125 sf main floor and a large family room with 2 more bedrooms and a 3-piece bath on the 1056 sf lower level.

The home has a lot of deferred maintenance, both exterior and interior, but is priced accordingly and will of special interest to experienced renovators who can visualise the upside potential. With work, this property could serve as a multigenerational home, a staff house, a revenue duplex or as a combined single-family home and B&B operation.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$3404 2025

Tenure Fee Simple

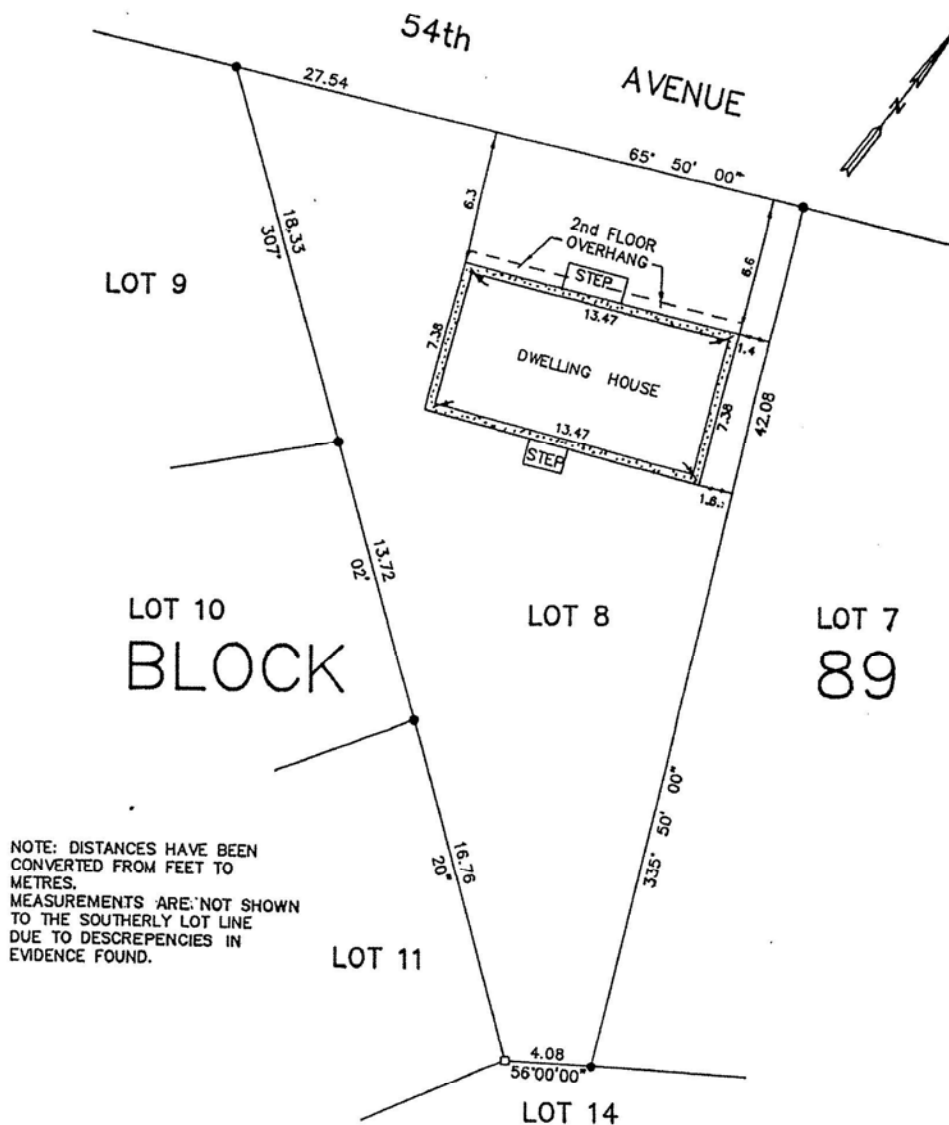
Fees

Area SCHOOL DRAW

Thomson Underwood McLellan Surveys Ltd.

P.O. BOX 2545
YELLOWKNIFE, N.W.T.
X1A 2P8
PH: (403) 873-6792
FILE NO:

I certify that this plan shows the location of the Dwelling House erected on Lot 8, Block 89, in the City of Yellowknife, N.W.T. (Plan 55271, C.L.S.R. No. 482 L.T.O.), and that the measurements are correct as shown, I further certify that there are no encroachments on the said lot, neither from without nor from within.



NOTE:

Unless otherwise specified, the dimensions shown relate to distance found from property boundaries as per the indicated plan, to foundation walls only at the date of survey. There are no measurements pertaining to footing, roofing, etc. This plan is for the protection of the Mortgagee and is not to be used for the location of the property lines. We accept no responsibility for the unauthorized use.

Andrew J. Palmer, C.L.S.
Dated this 16 day of JUNE 19 93

**Thomson Underwood McLellan
Surveys Ltd.** Canada Lands Surveyor

(File 9315-002-06-03)