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ROOM SIZES

Living Room 11.3 X 18.3	Dining Room 7.2 X 8.5	Kitchen 11.6 X 13.1			BATHS	1-4pc, 1-3pc
Primary Bedroom 11.4 X 11.4	Bedroom 11.2 X 8	Bedroom 7.10 X 12.2	Bedroom 9.7 X 15.8		Storage	Basement Full Basement
Rec. Room 21.9 X 20.8				Make: Model: Serial #:	Foyer / Entry	Deck 20 X 20

HEAT

INSULATION

BUILDING

LOT

Type F / A OIL	Ceiling: R 40	Sq. Ft. 960	Lot Size 5000
Annual Cost	Walls: R 20	Age 1967	Garage 24 X 38
Litres Over 3,449L House & Garage Last 12 Mo.	Floor: R	Lot 17 Block 36 Plan 65 Unit	Parking Garage
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Central downtown bungalow on full basement with enormous 24 x 38 garage/shop that offers plenty of advantages for both residential or commercial applications. Ready for immediate possession, the original home has had many important updates to interior finish, insulation and exterior siding, eavestroughing and more.

The shop has several highlights with 200 amp service, 10 foot ceiling, office space and mechanical area. Property has attractive chain link fencing and good curbside appeal with lawn and sidewalk in the front plus large privacy deck in the back.

Call for more details. Showings anytime.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$4,972.34 2025

Tenure Fee Simple

Fees

Area DOWNTOWN

5117 49 St, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 975.03 sq ft



PREPARED: 2025/12/21



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.

