

WELCOME TO  
57 STEWART DRIVE  
\$405,000  
HAY RIVER

6525

MOLLY MILLIGAN

WORK 867.669.2107

CELL 867.688.0303



ROOM SIZES

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

HEAT

INSULATION

BUILDING

LOT

|  |             |         |       |          |               |
|--|-------------|---------|-------|----------|---------------|
| Type<br>OIL                              | Ceiling: R  | Sq. Ft. | 1180  | Lot Size | 9600          |
| Annual Cost \$3,272.42                   | Walls: R    | Age     | 1971  | Garage   | Double Heated |
| Litres Over<br>Last 12 Mo. 2232.4 L 2025 | Floor: R    | Lot     | Block | Parking  |               |
|  | Skirting: R | 1284    | Plan  | Unit     | 1041          |

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      |            |

