

WELCOME TO
113 HERRIMAN ROAD
\$495,000

6604

NATHAN ROUND
WORK 867.669.2103
CELL 867.446.2458



ROOM SIZES

Living Room (suite 1) 21.9 X 14.9	Dining Room 13.5 X 7.3	Kitchen 8.5 X 11.1	Bedroom 10.4 X 13.4	Bath 3 PC ENSUITE	BATHS	
Living Room (suite 2) 17.4 X 10.6	Kitchen 8.10 X 9.4	Bedroom 10.1 X 13.3	Bath 4 PC		Storage	Basement
				Make: Model: Serial #:	Foyer / Entry 5.9 X 6.2	Deck 2 Large Decks

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 1505	Lot Size 6450
Annual Cost	Walls: R 30	Age 1991	Garage
Litres Over Last 12 Mo.	Floor: R 40	Lot 76	Parking Triple Gravel
	Skirting: R	Block 558	
		Plan 2234	Unit

SPECIAL FEATURES /FURNISHINGS:

113 Herriman is a stick-built duplex with 2 - 1 bedroom 1 bathroom suites. Both suites include secure entry, self isolated with kitchens, bathroom, laundry and storage. Apartment 1 features 1 large bedroom with full ensuite, wood fireplace, laundry/storage room, with the kitchen and dining leading out onto the massive back deck and backyard which backs onto Range Lake North School. In the back yard are 2 well sized storage sheds. Apartment 2 features 1 bed and 1 large bathroom with a soaker jetted tub, stacked washer dryer, large storage closet and fully equipped kitchen. This property would be well suited to a buyer seeking rental income or an Investor/AIRBNB operator. Close to hospital, the new LARGA building site and shopping. New oil tank installed 2024. Photos are from 2024.

Price Includes: Dishwasher, Stove, Washer, Storage Shed, Dryer

FOUNDATION

Steel Piles

PROPERTY TAXES

Amount/yr \$4332.71 2025

Tenure Fee Simple

Fees

Area RANGE LAKE N.

113 Herriman Rd, Yellowknife, NT

Main Floor



PREPARED: 2024/06/08



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.



