

WELCOME TO  
118 ARDEN AVENUE  
\$699,000

6656

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 9.1 X 14.3	Dining 9.6 X 15.8	Kitchen 9.1 X 10.9	Family Room 18.5 X 11.8		BATHS 1-4pc, 1-3pc
Primary Bedroom 12.5 X 13	Bedroom 8.1 X 10.10	Bedroom 11.9 X 8.2			Storage 11 X 15.7
Rec. Room 27.6 X 12.10				Make: Model: Serial #:	Basement Fully Developed
					Foyer / Entry 4.3 X 10.1
					Deck Front: 18x10.6 Rear: 12x16

HEAT

INSULATION

BUILDING

LOT

Type OIL HW	Ceiling: R 60	Sq. Ft. 1927	Lot Size 6804
Annual Cost \$7,505.79	Walls: R 20	Age 1992	Garage Double Attached & Heated
Litres Over 2024/2025 3167 L @ \$2.37/L + 2	Floor: R	Lot 1	Parking 4 Vehicles Concrete
Last 12 Mo. Cords of Wood	Skirting: R	Block 525	
		Plan 1713	
		Unit	

SPECIAL FEATURES /FURNISHINGS:

Situated on a corner lot with landscaped front & rear yards in a family friendly established area of Frame Lake South. Close to schools & Parker Park, concrete driveway, spacious pressure treated front & rear decks ( front deck replaced 2023 ) large wooden storage shed, raised garden planters, large double heated garage, tiled entry, maple hardwood flooring in upper level, Berber carpets, breakfast bar off kitchen, airtight wood stove in living room, stainless kitchen appliances, pantry off kitchen, butcher block kit counter-tops 2023, tiled kit backsplash, upgraded flooring in lower level 2021, HW tank 2025, fibreglass oil tank 2017, upgraded windows 2020 pet & smoke free home.

**Price Includes:** Fridge, Stove, Dishwasher, ( 2025 ), Microwave, Washer ( 2025 ), Dryer, Freezer, Window Coverings, Shed, Garage Door Opener, Bar Stools, Garage Workbenches.

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr \$4242.05 2025

Tenure Fee Simple

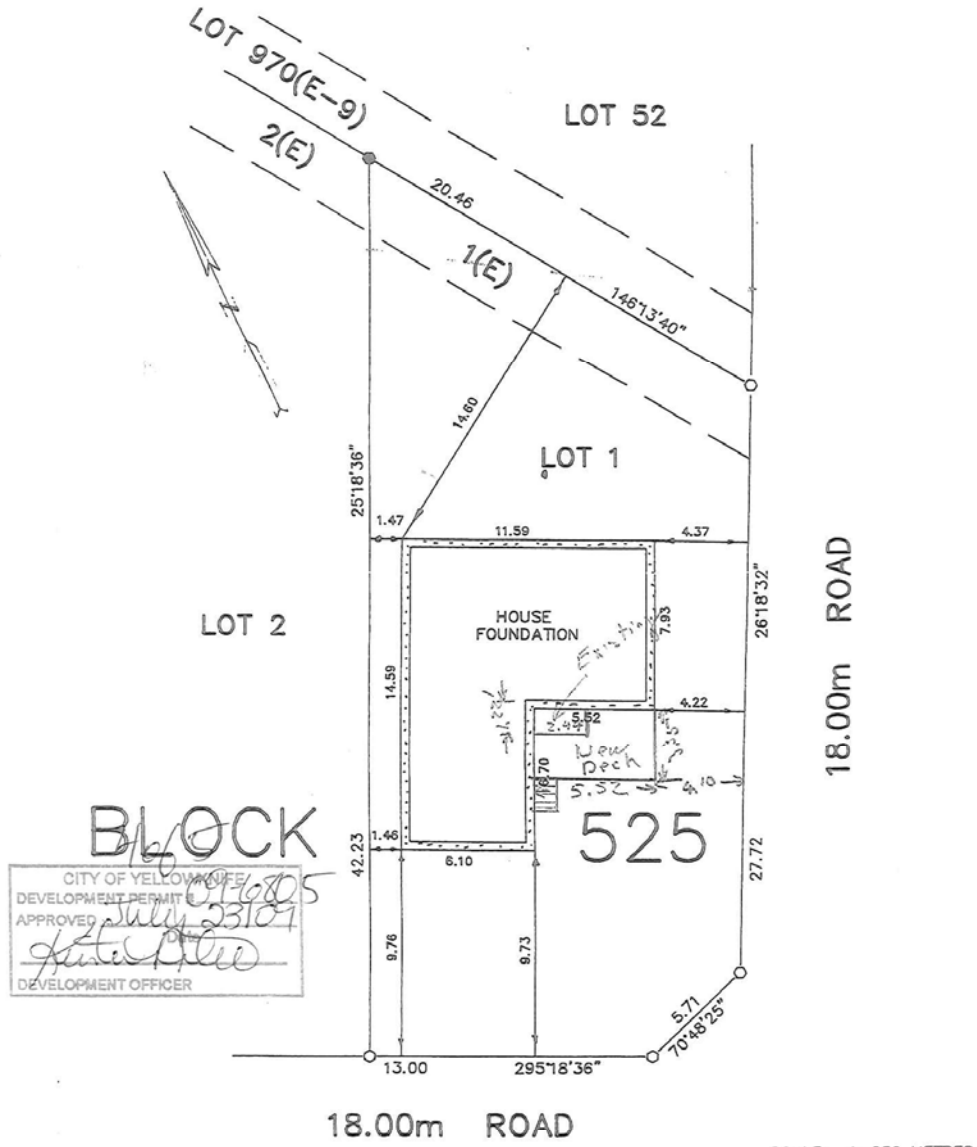
Fees

Area FRAME LK SOUTH

# Thomson Underwood McLellan Surveys Ltd.

P.O. BOX 2545  
YELLOWKNIFE, N.W.T.  
X1A 2P8  
PH: (403) 873-5792  
FILE NO:

I certify that this plan shows the location of the Dwelling House erected on Lot 1, Block 525, in the City of Yellowknife, N.W.T. (Plan 69684, C.L.S.R. No. 1715 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 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 only and is not to be used for the location of the property lines. We accept no responsibility for the unauthorized use.

*Andrew Nelson, C.L.S.*  
Dated this 10 day of SEPT 19 92

**Thomson Underwood McLellan  
Surveys Ltd.** Canada Lands Surveyor  
(File 9215-002-09-03)



# 118 Arden Ave, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1927.40 sq ft



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.

PREPARED: 2026/05/04

