

WELCOME TO
209 WOOLGAR AVENUE
\$699,900

6696

SHANE CLARK
CELL 867.446.4663



ROOM SIZES

| | | | | | | |
|------------------------------------|----------------------------------|--------------------------------|-----------------------|------------------------------|------------------------------|----------------------|
| Family Room 10.3 X 26.7 | Kitchen & Dining 10.11 X 32 | Primary Bedroom 13.7 X 11.7 | Bedroom 10.2 X 8.9 | Bedroom 10.2 X 8.6 | BATHS | 2-3pc, 1-4pc Ensuite |
| Living Room 10.3 X 24.7 | Kitchen & Dining 10.4 X 15.11 | Bedroom 10.4 X 9.11 | Den 6.7 X 13.10 | | Storage 21.2 X 11.2 | Basement |
| Shared Laundry Room 10.3 X 12.1 | | | | Make: Model: Serial #: | Foyer / Entry 11.7 X 8.10 | Deck 296 Sq. Ft. |

HEAT

INSULATION

BUILDING

LOT

| | | | | | | | |
|----------------------------|---|-------------|----|---------|------|----------|---------------|
| Type | F/A PROAPNE | Ceiling: R | 40 | Sq. Ft. | 2656 | Lot Size | 6263 |
| Annual Cost | \$2,854.95 | Walls: R | 20 | Age | 1978 | Garage | Single Heated |
| Litres Over Last 12 Mo. | 3147 L Plus 150 bags of Pellets Electrical Average \$295/mo. | Floor: R | | Lot | 5 | Parking | Double Tandem |
| | | Skirting: R | | Block | 510 | Plan | 1080 |
| | | | | Unit | | | |

SPECIAL FEATURES /FURNISHINGS:

Efficient Practical Spacious 2 storey home has revenue suite, large BBQ deck, custom Sauna/deck package complete with double filtered cold plunge tank. There is Great parking, loads of storage & low low propane costs that operate two furnaces, hot water, dryer and two cooking stoves. Keep the monthly costs low using 2 pellet stoves and this all keeps electricity for home owners and tenant under \$300 per month. The elevated upper level is perfect for many families offering open concept luxury kitchen with island suitable for up to a ten bar stools. Bright natural lit rooms plus all lighting throughout the home updated to LED. Exposed bedrock areas and single heated garage offer storage for vehicles, tools and much more. Easy walking distance to Multiplex, Fieldhouse, Hospitals, groceries, schools and more!

Moving makes sense when you check out all the advantages of this home that is complete with fully fenced yard, great for dogs and kids and privately tucked away from the street. Triple pane PVC windows, easy maintenance vinyl siding, engineered hardwood flooring & beautiful custom kitchen cabinets Get in today.

Price includes: 2 fridges, 2 propane stoves, dishwasher, microwave, washer & dryer, deep freeze, \$20k new sauna set up, custom window blinds, great tenant in place, garage door opener.

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr \$5199.03 2025

Tenure Fee Simple

Fees

Area FRAME LK SOUTH

209 Woolgar Ave, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2656.61 sq ft



PREPARED: 2026/05/22

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.



