

WELCOME TO
345 BELLANCA AVENUE
\$225,000

6777

NATHAN ROUND
WORK 867.669.2103
CELL 867.446.2458



ROOM SIZES

Living Room 16.11 X 11.6	Dining Room 12.3 X 9.8	Kitchen 12.11 X 11.5			BATHS	1-4pc, 1-2pc Ensuite
Primary Bedroom 15.5 X 9.8	Bedroom 12.7 X 9.8	Bedroom 10.3 X 11.5	Bedroom 13 X 8.9		Storage	Basement Crawl Space
Laundry Room 5 X 8.10				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R	Sq. Ft.	1411	Lot Size	3090
Annual Cost	Walls: R	Age	1972	Garage	
Litres Over Last 12 Mo.	Floor: R	Lot	Block	Plan	Unit
	Skirting: R			C4729	179
				Parking	Gravel

SPECIAL FEATURES /FURNISHINGS:

4 bed 2 bath manufactured home on Bellanca Avenue! Originally built in 1972 with plenty of previous work done over the years this home is centrally located and takes full advantage of an addition which provide an additional 2 bedrooms and an ensuite bathroom. Updated to propane heating with a newer furnace in 2022 + a new hot water tank in 2026. Check it out before its gone, with a few touches this home can be a really special first home or great investment property.

Price Includes: Stove, Refrigerator, Washer, Dryer

FOUNDATION

Block

PROPERTY TAXES

Amount/yr \$4833.61 2025

Tenure Fee Simple Condo

Fees

Area NORTHLAND

345 Bellanca Ave, Yellowknife, NT

Main Floor



PREPARED: 2025/06/17

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.

