

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 C4729 179	Parking Gravel
	Skirting: R		

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

****Northlands is subject to a local improvement charge (LI) covering new sewer and water piping at \$283.27/month for 25 years @ 3.3% interest**

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.

