

WELCOME TO

442 NORSEMAN DRIVE

\$229,000

ROD STIRLING
WORK 867.669.2115
CELL 867.446.1046



ROOM SIZES

Living Room 15.9 X 11.6	Kitchen 12.10 X 13.5	Family Room 17 X 13.5			BATHS	1-2pc, 1-4pc
Primary Bedroom 10.1 X 11.2	Bedroom 8.5 X 9.10	Bedroom 9.3 X 10.11			Storage	Basement
Laundry 10.6 X 9.10				Make: Safeway Model: Belmont Serial #: 6867145	Foyer / Entry	Deck Rear 12x12

HEAT

INSULATION

BUILDING

LOT

Type F/A OIL	Ceiling: R 20	Sq. Ft. 1323	Lot Size 4147
Annual Cost \$2,000.00	Walls: R 14	Age 1971	Garage
Litres Over Last 12 Mo. + 2 cords of wood	Floor: R 20	Lot Block Plan Unit C4729 135	Parking Gravel x4
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Over 1300 sq. ft. of living space offering 3 BR's/1.5 baths with immediate possession. Living and family rooms. Airtight woodstove in family room. Gazebo on front deck, rear deck, fenced rear yard, large shed, 4 vehicle gravel parking.

Airlock entry, laminate and carpet for floor coverings. Mostly drywalled interior. 1 year old hot water tank and furnace, newer fibreglass oil tank PVC windows, vinyl siding, interior is in need of a lot of love. Upside potential with money and time invested.

Price includes: Stove, dishwasher, microwave, bar fridge, washer (2), dryer, gazebo, some window coverings, shed.

****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

Wood Blocking

PROPERTY TAXES

Amount/yr \$4953.38 2025

Tenure Fee Simple Condo

Fees \$25/mo.

Area NORTHLAND

442 Norseman Dr, Yellowknife, NT

Main Floor Exterior Area 1323.18 sq ft
Interior Area 1233.00 sq ft



PREPARED: 2026/07/05



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.

