

WELCOME TO

220 WOOLGAR AVENUE

\$439,900

SHANE CLARK
CELL 867.446.4663



ROOM SIZES

Living Room 12.2 X 16.6	Kitchen & Dining 12.2 X 16.6				BATHS 1-4pc, 1-2pc Ensuite
Primary Bedroom 12.4 X 10.6	Bedroom 9.10 X 10.6	Bedroom 8.11 X 8.9			Storage Basement
Laundry Room 6.11 X 5				Make: Model: Serial #:	Foyer / Entry Deck 10x20 + 12x20

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R 40	Sq. Ft. 1045	Lot Size 5109
Annual Cost \$3,297.00	Walls: R 20	Age 1977	Garage
Litres Over	Floor: R 20	Lot 25 Block 509 Plan 1080 Unit	Parking Double Gravel
Last 12 Mo. 3528 L @ 89¢/L + GST	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Recently updated bungalow along popular street near hospital, multiplex and schools. This 3 Bed - 1.5 Bath charmer is on a level lot, fenced backyard with recently painted front and back decks, reseeded front and rear lawn and great parking for 4 vehicles. Important upgrades include:

- * Roofing - 2024
- * Luxury vinyl plank flooring & trims 2025
- * Front and back door 2025
- * Led lighting 2025
- * Walls, doors and trims painted Sept 2025
- * PEX plumbing conversion - August 2025
- * New propane furnace - July 2025
- * landscaping to front and rear lawn July 2026.

Property shows well, immediate possession available to qualified purchasers.

Price includes: Fridge, Stove, Dishwasher, washer & dryer, blackout blinds. *Note. Furnishings are negotiable

FOUNDATION

Wood Block

PROPERTY TAXES

Amount/yr \$3483.74 2026

Tenure Fee Simple

Fees

Area FRAME LK SOUTH

220 Woolgar Ave, Yellowknife, NT

Main Floor Exterior Area 1045.31 sq ft
Interior Area 980.38 sq ft



PREPARED: 2026/08/18



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.



