COLDWELL BANKER NORTHERN BESTSELLERS

WELCOME TO
47126 MACKENZIE HIGHWAY
$85,000
HAY RIVER

MLS MULTIPLE LISTING SERVICE
6863

JIM WELLER
WORK 867.669.2112
CELL 867.765.8967



ROOM SIZES

					BATHS	1 Full
					Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck 6 X 8

HEAT

Type F/ A OIL

Annual Cost

Litres Over Last 12 Mo.

INSULATION

Ceiling: R 40
Walls: R 20
Floor: R
Skirting: R

BUILDING

Sq. Ft. 1064

Age 1996

Lot	Block	Plan	Unit
4	Xd	134	

LOT

Lot Size 15000

Garage Double Detached

Parking Gravel

SPECIAL FEATURES /FURNISHINGS:

This three-bedroom bungalow built in 1996 has steel piles, hardboard siding and vinyl windows. The heating system is forced air oil furnace, and the hot water heater is also oil fired. The plumbing system is PEX, not Poly-B.

The large (27’ X 30’) detached double garage is insulated, wired and heated.

The home needs substantial repair and renovation but is priced to sell As Is.

Additional photographs outlining the condition and repair estimates can be made available to potential purchasers prior to viewing the property.

FOUNDATION

Steel Piles

PROPERTY TAXES

Amount/yr $2546 2024

Tenure Fee Simple

Fees

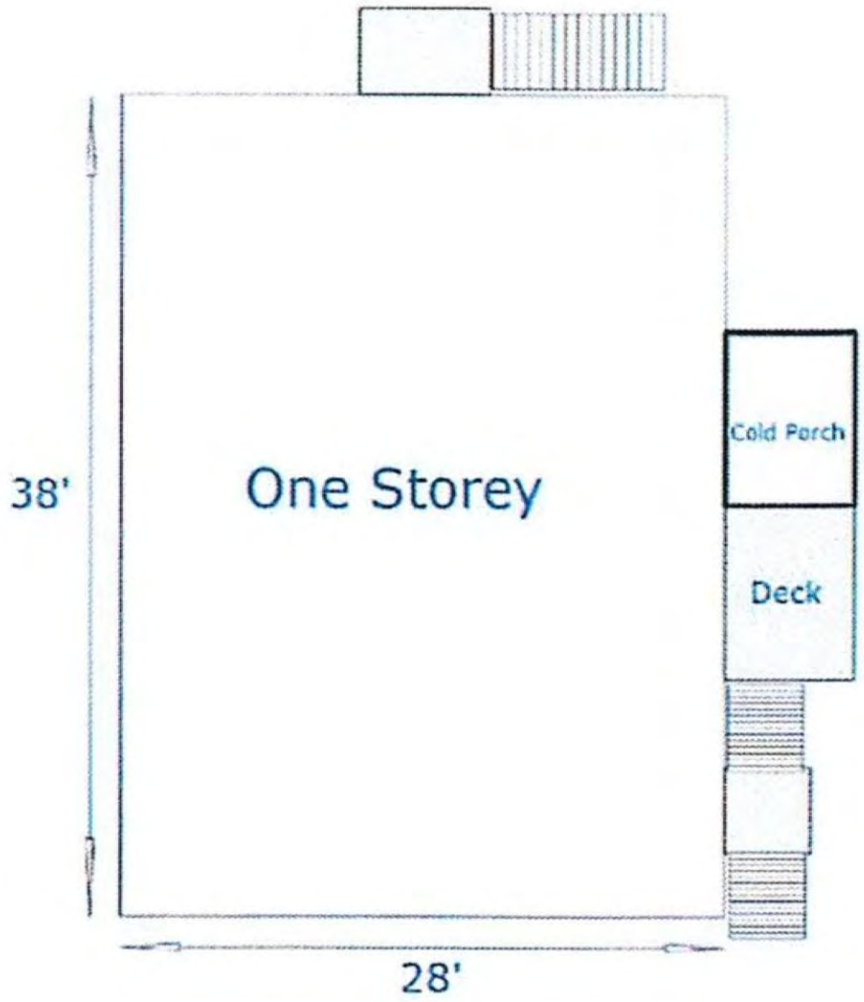
Area Hay River

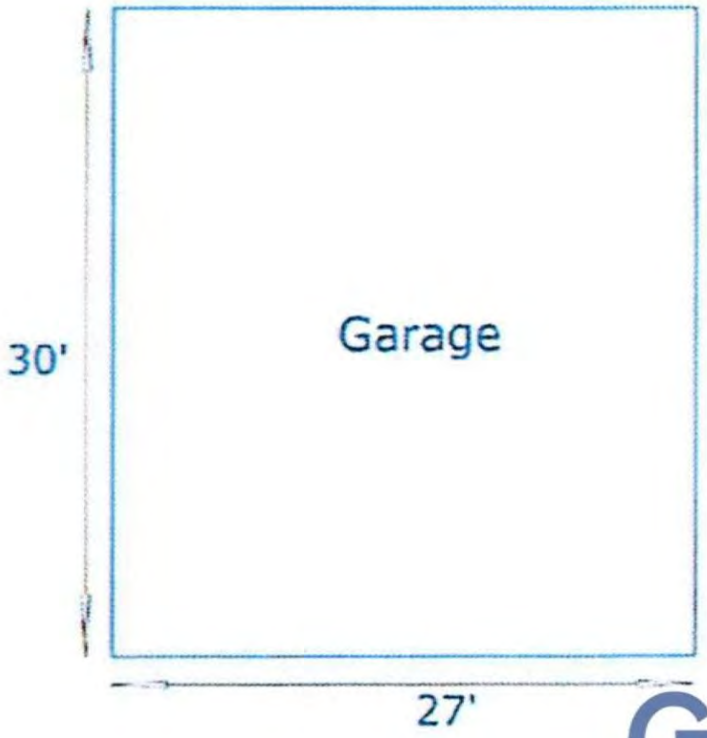
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Hay River Hwy
Back Rd Dr
Godwin Rd
Rd Dr
Subject
47126 Mackenzie Highway
Hay River, NT X0E 0R9
Back Rd Dr
Google
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38'
One Storey
Cold Porch
Deck
28'


30'
Garage
27'