

WELCOME TO

138 PARADISE ROAD

\$299,000

MOLLY MILLIGAN
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ROOM SIZES

Living Room 26.5 X 10.2	Kitchen & Dining 26.5 X 10.2				BATHS	2 Full
Primary Bedroom 13.10 X 13.10	Bedroom 11.10 X 10.2	Den 6.7 X 10.2			Storage	Basement Crawl Space
				Make: SRI Model: Serial #:	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R 34	Sq. Ft. 1080	Lot Size 1 Acre
Annual Cost	Walls: R 20	Age 2017	Garage
Litres Over Last 12 Mo.	Floor: R 28	Lot 552-2	Parking 3+
	Skirting: R	Block Plan 1225	Unit

SPECIAL FEATURES /FURNISHINGS:

Set on a beautiful 1-acre property just 20 minutes from Hay River, this 2-bedroom, 2-bath home offers space, privacy, and gorgeous river views—all surrounded by mature trees and a landscaped yard.

Built in 2017, the home offers the peace of mind that comes with newer construction. Inside, cathedral ceilings add an impressive sense of space to the bright, open-concept living area, while durable vinyl flooring keeps everyday living easy. Carpeted bedrooms and living room add warmth and comfort underfoot—especially appreciated through the colder months. Recent additions include a pellet stove for efficient winter warmth and central air conditioning for hot summer days, keeping the home comfortable year-round.

Outside is where this property really stands out. The full acre provides plenty of space to garden, entertain, relax, and enjoy the natural surroundings. A 16x20 cabin with its own pellet stove makes an incredible bonus space—perfect as a studio, home office, guest Bunkie, hobby room, or private retreat. Several additional outbuildings provide valuable storage for tools, recreational gear, and everything that comes with acreage living.

River views, newer construction, a full acre of land, and bonus spaces you can actually use—all within a short drive of Hay River amenities. This is country living with comfort and convenience already built in.

Price Includes: Fridge, Stove, Washer, Dryer, Dishwasher, 16x20 Cabin, outbuildings

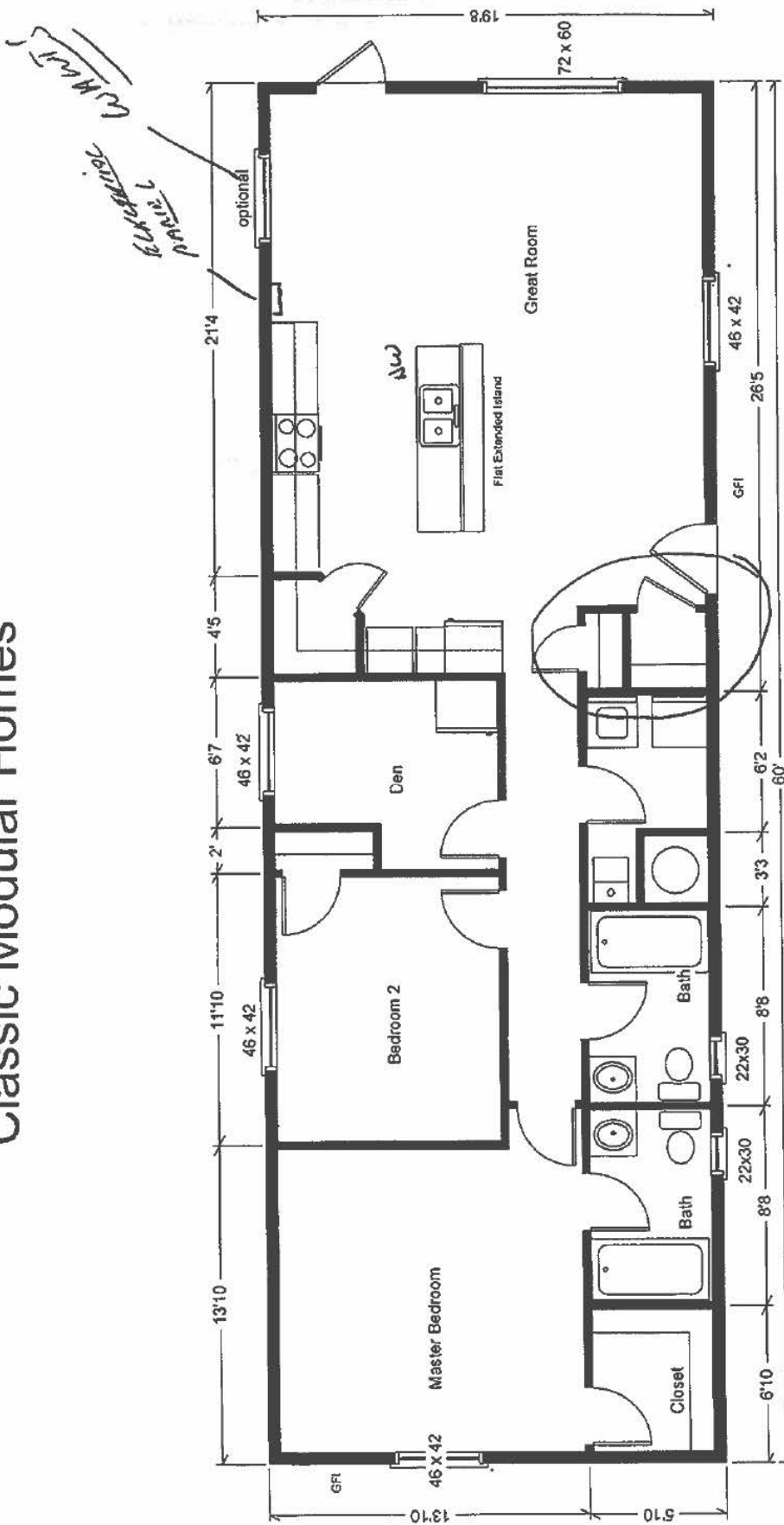
FOUNDATION

Wood Blocking on Gravel Pad

PROPERTY TAXES

Amount/yr	
Tenure	Fee Simple
Fees	
Area	Hay River

Classic Modular Homes



Ken Tarnow

LIVING AREA
1180 sq ft

ordered

138 Paradise Rd.

