COLDWELL BANKER
NORTHERN BESTSELLERS

WELCOME TO
28 TSETSO TRAIL
$225,000

MLS MULTIPLE LISTING SERVICE
6927

JIM WELLER
WORK 867.669.2112
CELL 867.765.8967



ROOM SIZES

					BATHS	
					Storage	Basement
				Make:	Foyer / Entry	Deck Wrap Around 508 Sq. Ft.
				Model:		
				Serial #:		

HEAT

Type H/W OIL

Annual Cost

Litres Over Last 12 Mo.

INSULATION

Ceiling: R 40+

Walls: R 20+

Floor: R Yes

Skirting: R

BUILDING

Sq. Ft. 2264

Age 1994

Lot	Block	Plan	Unit
62	Grp911	1083	

LOT

Lot Size 79020

Garage

Parking Gravel

SPECIAL FEATURES /FURNISHINGS:

One owner, three-four bedroom, 2264 sq ft., two storey home was built in 1994. It is located in the Wild Rose Acres rural subdivision, 6 km from Fort Simpson's village center. The home sits on a heavily treed, very private lot almost 80,0000 sf in size

Design features include low maintenance hardboard siding, oil fired boiler with in-floor heating, oil fired hot water tank, copper and PEX plumbing, large wraparound deck.

The land tenure is leasehold. The previous 30-year lease was $2270 per year and a new 30-year lease will be available from the GNWT.

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr $1892 2024

Tenure Lease

Fees

Area NWT

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