



For Sale > Real Estate > Houses  
 Ad Number: 165943

Location: Yellowknife, NT  
 Posted: Jun 5th 2018 at 12:39pm

**3Br/2Bath home for sale**

**Address:** 104 Hall Cres, Yellowknife, NT, X1A 0C6  
**Size:** 1320 sqft, 3 Bedrooms, 2 Baths  
**Built:** 2014  
**Type:** Modular  
**Style:** Modular  
**Basement:** Crawl Space  
**Foundation:** Engineered Wood Blocking  
**Garage:** None  
**Parking:** Triple  
**Exterior:** Vinyl  
**Roof Type:** Asphalt Shingles  
**Roof Age:** 4 years  
**Rear Exposure:** South-West  
**Land Size:** 4,600 sqft

Room	Flooring	Floor	Size
Bedroom 1	Carpet	Main	10 x 11
Bedroom 2	Carpet	Main	11 x 11
Master Bedroom	Carpet	Main	15 x 12
Sunroom	Other	Main	10 x 10

**Heat Type**                      **Source**

Forced Air                      Propane  
 Fire Place                      Propane  
 Heating charges include : Heating, Hot water and Cooking

**Annual Heating Cost:**                      \$ 2,095.00  
**Litres Past 12 Months:**                      2897  
**Cost Per Litre:**                      \$ 0.61  
**Property Taxes:**                      \$ 2,700.00

**Features:**  
 Sunroom, landscape, WIndow boxes

**Included:**  
 All the appliances, Furniture negotiable.

Stunning 3 BR/ 2Bath modular home situated in one of the newest friendly neighborhoods. This 1320sqft home features Vaulted ceilings, open concept kitchen, dining and living room. Kitchen features Propane oven-stove, stainless steel appliances, modern cabinets with soft close drawers and doors.

**Key Features**

Very low energy bills thanks to Energy guide 80 house and the LED lights  
 Open concept Lay out. Fresh paint throughout the house.  
 On demand propane water heater, 95% Efficient furnace, high end appliances  
 Large deck. A 10x10 Sunroom added last September.  
 Gorgeous backyard with lots of cherry trees, shrubs, raised beds. Enjoy fruits and Asparagus throughout the summer.  
 Completely fenced and could easily make a dog run by adding another gate for those with dogs.  
 Generlink hook up for generators in case of power outages  
 Pet and smoke free home.  
 No GST. Save thousands...  
 Original owner has lived here for the past 4 years and have done absolutely everything to make this a perfect home. Flexible move in date,Warranty left on some of the appliances.

Motivated Sellers, come and make an offer..

\*\*realtors welcome, call me first

Pictures can be seen using the link below



<https://1drv.ms/a/s!AhgrX9msZ6q5laJT-yEYKhkO4sYGJA>

Price: \$ 421,999.00 or best offer

Phone: 867-444-0944

more info is available for this ad at [www.yktrader.com](http://www.yktrader.com)

