# 166 WILKINSON CRESCENT

## Range Lake, Yellowknife

## $353,888

| | |
|---|---|
| **MLS®:** | 3160 |
| **Bedrooms:** | 3 |
| **Fuel Type:** | Oil $2940/ year |
| **Square Feet:** | 1216 sqft |
| **Parking:** | Multiple |
| **Year Built:** | 1992 |
| **Foundation:** | Steel Piles |

| | |
|---|---|
| **Type:** | Pre-Built |
| **Bathrooms:** | 2 |
| **Taxes:** | $2149 (2018) |
| **Lot Size:** | 4245 sqft |
| **Storage:** | Crawl Space 7' |
| **Construction:** | Manufactured |

Paula Scott

SALESPERSON/ AGENTE IMMOBILIÈRE

867-445-2363

paula.scott@century21.ca

https:www.century21yk.ca





Not intended to solicit properties currently listed for sale or buyers under contract.The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and indentify the quality of services provided by real estate professionals who are members of CREA. Used under license. Independently Owned and Operated. ®/ trademarks owned by Century 21 Real Estate LLC used under license or authorized sub-license. © 2016 Century 21 Canada Limited Partnership

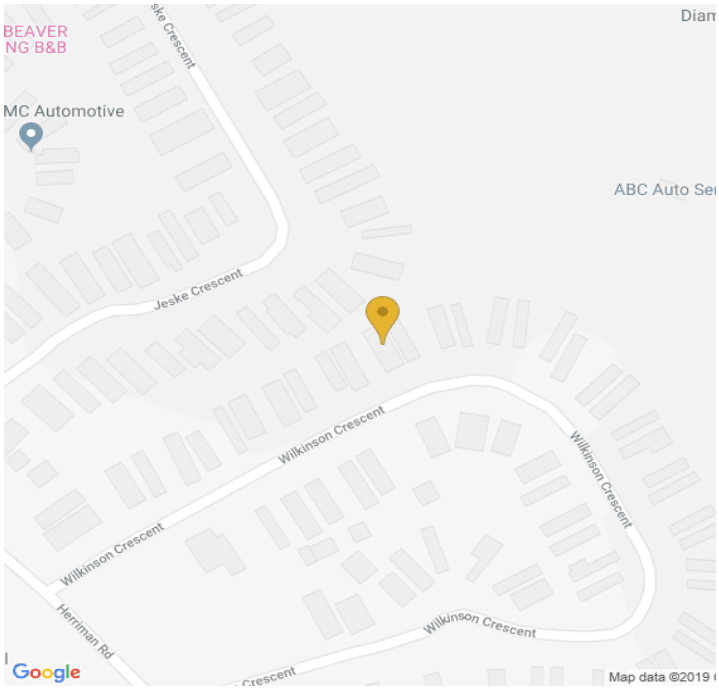
# ABOUT THIS PROPERTY

NEW METAL ROOF WILL BE INSTALLED WITHIN THE NEXT TWO WEEKS!!

***Photos of more upgrades coming soon***

Well maintained 3 bedroom, 2 bathroom home on steel piles located in family friendly Range Lake, minutes away from schools, shopping and more. This smoke, pet and carpet free home shows it is well cared for with its numerous upgrades including professionally installed luxury vinyl plank flooring that flows through living area, main bathroom tub, tub surround and flooring, paint, triple pane windows, double wall fiberglass fuel tank (2014), Hot Water Tank (2018), some light fixtures and appliances. The spacious master bedroom includes a walk-in closet and ensuite. Lots of space to park here with its 4 + parking capacity. The deck and yard are south west facing featuring garden beds, a shed and includes a propane fireplace. The crawl space (7' high at the front) offers loads of extra storage and extends the length of the home.

Included items: fridge, stove (new), microwave, dishwasher, washer, dryer (new), window coverings, shed, outdoor propane fireplace, garden beds, Vivint Alarm System.




| | |
|---|---|
| **Living Room:** | 15'10x15 |
| **Dining Room:** | 9'2x8'1 |
| **Kitchen:** | 18x6'11 |
| **Master Bedroom:** | 12'3x15 |
| **Bedroom:** | 9'8x9'7 |
| **Bedroom:** | 9'1x9'6 |
| **Ensuite:** | 6'5x9'4 |
| **Bathroom:** | 8x5 |
| **Deck:** | 19'9x12 |


Century 21 PROSPECT REALTY

5103 47 Street P.O. Box 693
Yellowknife, NT X1A 2N5



Not intended to solicit properties currently listed for sale or buyers under contract.The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and indentify the quality of services provided by real estate professionals who are members of CREA. Used under license. Independently Owned and Operated. ®/ trademarks owned by Century 21 Real Estate LLC used under license or authorized sub-license. © 2016 Century 21 Canada Limited Partnership