

19 HORDAL ROAD

Frame Lake, Yellowknife

\$319,900

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|-----------------------|--------------------|
| MLS®: | 3865 |
| Bedrooms: | 3 |
| Heating: | Forced Air Furnace |
| Taxes: | \$1,809 (2019) |
| Balcony/Patio: | Deck (12x20) |
| Lot Size: | 4,670 sqft |
| Basement: | Crawl Space |
| Style: | Manufactured |
| Roof: | 2019 |

| | |
|---------------------|------------------------|
| Type: | Pre-Built |
| Bathrooms: | 2 |
| Fuel Type: | Oil |
| Fireplaces: | Pellet Stove |
| Square Feet: | 1,152 sqft |
| Parking: | Double Gravel Driveway |
| Year Built: | 1984 |
| Foundation: | Wood Blocking |
| Garage: | Work Shop (12x16) |



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ABOUT THIS PROPERTY

Sitting out on the deck to start the day is just something you can't live without now. The trees, the sun, the yard, it's like having your own personal park. Having it fenced off is just the cherry on top, give you a little time to relax while the dog roams around before walk time. This is so much better than your apartment.

Everyday can start like this in this 3 bedroom, 2 bathroom, well maintained home that offers over 1,100 square feet of living space, all on a beautifully landscaped lot.

Sitting on a fenced corner lot with plenty to offer, you'll find yourself looking for reasons to go outside. The 12' x 20' deck overlooks a park-like, landscaped yard that features mature trees to provide privacy, and is accented with crush, wood chip and stone landscaping. You'll step into a personal oasis every time you step out of the house.

Additionally, the driveway allows ample room for parking and leads to a heated, powered, 12' x 16' workshop, giving you that additional space for seasonal storage or working on odd jobs.

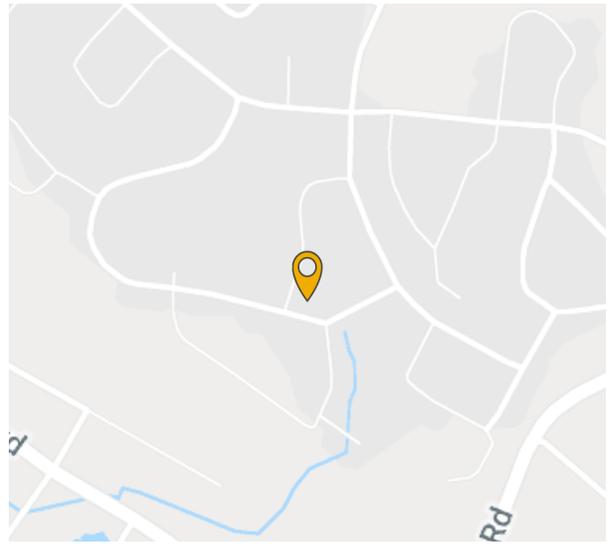
The home itself features a split bedroom layout with the open concept main living area at it's heart. A bonus den with pellet stove greets you as you enter, and is ideal for a small office space, or place to relax with a book soaking up some heat. The main living area, a blend of kitchen and living room is bright and spacious and leads to your master bedroom, tastefully decorated and with updated ensuite bathroom.

Most importantly, this home has been well maintained over the years, ensuring that many "big ticket" repairs are already taken care of. Windows, roof, furnace, oil tank and more have all been updated in the last few years, making the home worry-free.

Welcome to 19 Hordal Road!
Call For Your Viewing Today!

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Shed

Updates: Some New Flooring (2019), Roof (2019), Furnace (2018), Oil Tank (2016), Windows (last 3 years), Hot Water Tank (2015)



Living Room: 14'10x14'4
Dining Room: 6'11x10'9
Kitchen: 7'11x13'4
Master: 12'2x10'6
Bedroom: 7'2x11'4
Bedroom: 7'3x11'4
Den: 10'4x8'11
Laundry: 4'11x7'8
Ensuite: 6'11x7'6