340 BELLANCA AVENUE

Frame Lake, Yellowknife

$179,000

MLS®:	4315
Bedrooms:	1 + den
Heating:	$2263/ year
Taxes:	$1083/ 2019
Square Feet:	944 sqft
Parking:	triple
Year Built:	'68/ '00/ '13
Fuel Tank:	Rentals
Windows:	Triple pane

Type:	House
Bathrooms:	1
Fuel Type:	Propane
Maintenance:	$30 + $283.27/month
Lot Size:	3721 sqft
Storage:	Shed
Foundation:	Wood Blocking
Furnace:	2017

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ABOUT THIS PROPERTY

If you are ready for your very own space with more than a condo can offer you, 340 Bellanca is the home for you! This very charming starter home with generous parking, storage, yard space and new deck is a rare find.

The livingroom and kitchen space is a clean bright open concept at the front of the home. The bathroom is spacious and has a double vanity. There is a den/ office/ entrance that serves as a fantastic flex space for this home.

The property has undergone many upgrades which makes it move-in ready. Enjoy low heating cost thanks to triple pane windows and extra insulation. This carpet-free home has been tastefully painted and has seen lots of love in recent years including a new furnace with conversion to propane, new deck, flooring, a full bathroom reno, PEX plumbing throughout, kitchen cabinetry, ceilings, skirting, ventilation in crawlspace and more.

The outside space alone offers many desirable features including a completely enclosed 22' x 22' chain linked fenced yard ideal for pooch, an additional fenced-in 25' x 17' back yard and more parking than most in this neighborhood.

Furnace 2017, Roof 2006, most of the crawlspace skirting has been insulated with XTPS rigid insulation, PEX throughout.

Included items: Fridge, stove, dishwasher, microwave, washer/ dryer, Liberty alarm system at $71/ month, shed.

Condo Fees: $35/ month

Note: Northlands has a local improvement fee of $283.27/month for 25 years which started in 2015, for completed water and sewer line upgrades.

CENTURY 21
Prospect Realty

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