

## NEW LISTING



### 4B SAHCHO AVENUE

Norman Wells

\$125,000

MLS®:	6556
Bedrooms:	3
Heating:	\$3,000-3,500/year
Balcony/Patio:	Large Separate Deck
Lot Size:	5,308
Year Built:	1977

Type:	Duplex
Bathrooms:	1.5
Fuel Type:	Oil
Square Feet:	1,590 sqft
Storage:	Storage Shed & 6x10 Wood Shed
Style:	Semi-Detached



Devon Straker

Realtor®

867-688-3654

[devon.straker@century21.ca](mailto:devon.straker@century21.ca)

<https://www.century21yk.ca>

**CENTURY 21**  
Prospect Realty



5124 48 Street  
Yellowknife, NT X1A 1N6



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 identify 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

Located in Norman Wells, Northwest Territories, this well-maintained two storey 3 bedroom 1.5 bathroom semi-detached home with steel pile foundation makes for a spacious home or great investment opportunity.

With the entire property available - see separate listing for 4B Sahcho Ave - this property could be purchased as a whole for \$250,000 or individually for \$125,000.

**Updates:** Furnace (2014), Roth Oil Tank (2014), and Washer & Dryer (2024).

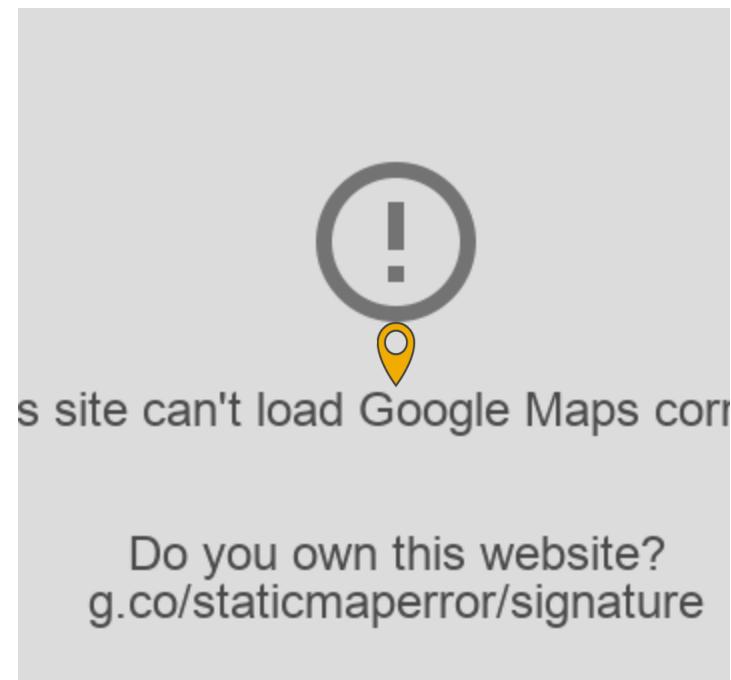
Annual Revenue & Expenses (WHOLE BUILDING - 4A & 4B):

Revenue: \$38,400 (\$1,600/month per unit)

Heating (Oil): \$6,000-\$7,000

Electricity: \$3,000

Water & Sewage: \$2,000-\$2,500



Do you own this website?  
[g.co/staticmaperror/signature](https://g.co/staticmaperror/signature)

**CENTURY 21**  
Prospect Realty



5124 48 Street  
Yellowknife, NT X1A 1N6



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 identify 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