

NEW LISTING



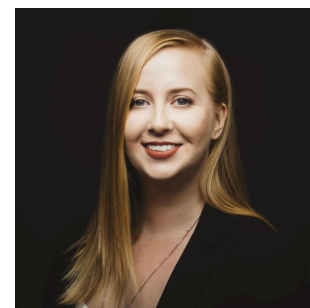
4B SAHCHO AVENUE

Norman Wells

\$125,000

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

<b>Type:</b>	Duplex
<b>Bathrooms:</b>	1.5
<b>Fuel Type:</b>	Oil
<b>Square Feet:</b>	1,590 sqft
<b>Storage:</b>	Storage Shed & 6x10 Wood Shed
<b>Style:</b>	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

# 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



s site can't load Google Maps cor

Do you own this website?  
g.co/staticmaperror/signature