

			
1 PEEL ROAD			
Area	Whitehorse	Listing Status	Active
Sub Area	Riverdale	Possession	Quick
Postal Code	Y1A 3K9	Condo Fees	
Type	Single Family	GST	No GST
Style	Walk Out, Bi-Level	Current Price	\$624,900
Taxes	\$2,320 (2019)	Sale Price	
MLS®	12471	Sale Date	
Year Built	1974		
Zoning	RS		
Local Imp. Tax			
Suite Permit			

INTERIOR FEATURES

Bedrooms	4	# Fireplaces	
Bathrooms	2	Fireplaces Type	
Levels	2	Heating	Electric
Basement	Basement, Slab	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls	Concrete		

Equip Incl	Dishwasher, Microwave, Stove, Refrigerator, Washer, Storage Shed, Dryer
Features	Dishwasher BI
Flooring	

ROOMS (Sqft Fin: 2,468)

	Bsmt	Main	2nd	Other	LOT & EXTERIOR FEATURES	
Sqft					Lot Area (sqft)	7,437
Entrance	7'4x5'4	8'3x4'1			Lot Area (acres)	0.1707
Living	16'3x13'4	16'1x14'8			Lot Dimensions	
Dining		11'3x8'10			Roof	Asphalt Shingles
Kitchen	14'7x13'5	13'7x9'0			Exterior Finish	Siding, Other
Master Bedroom	13'5x13'10	21'8x12'0			Total Parking	
Bathroom	4pc	4pc			Open Pk Spcs	
Bedroom	13'3x9'7	11'8x11'7			Driveway	RV Parking, Single Con. Drv, Dble Con. Drv
					Garage	Carport, No Garage
					Lot	Flat, Fences complete, Irregular, Rectangular
					Outdoor Area	Deck, Fenced, Lawn Front, Trees/Shrubs

LEGAL & MORTGAGE

Legal Desc.	Lot 25, Block 237, Plan 32574 Riverdale Subdivision
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

What do they call it when opportunity meets preparation? Some would say it's luck, we happen to think it's 1 Peel Road in Riverdale. This amazing REVENUE generating bi-level has undergone extensive upgrades and is a complete turn-key package. Let's start with the 2 bedroom, 1 bath upper level accented with premium hardwood floors, granite kitchen counters, modern recessed led lighting, heated tile floors in the entry, kitchen and bathroom. Retrofitted with triple pane windows and added insulation & exterior siding, and upgraded electric heat system. The beautifully sized 2 bedroom, 1 bath lower level, legal suite features plenty of natural light, large bedrooms kitchen/dining area, rec-room, storage, separate entry with dedicated carport for your lucky tenant. Equipped with dual HRV's, 2 hot water tanks, independent laundry, and separately metered with surge protected electrical panels. Landscaped, concrete driveways, complete with storage shed and ready for you to call home! Listed By:URBAN REALTY GROUP

This listing information is provided to you by:

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The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. Oct 10, 2019.

