



23 - 46 CON ROAD

Downtown, Yellowknife

\$438,000

<b>MLS®:</b>	4247
<b>Bedrooms:</b>	4
<b>Full Baths:</b>	2
<b>Fuel Type:</b>	Oil, \$3,200/year (approx.)
<b>Maintenance:</b>	\$409/month
<b>Parking:</b>	Single Paved
<b>Year Built:</b>	1996
<b>Construction:</b>	Stick Built
<b>Garage:</b>	Single Attached

<b>Type:</b>	Townhome
<b>Bathrooms:</b>	2
<b>Heating:</b>	Forced Air Furnace
<b>Taxes:</b>	\$2,889.93 (2019)
<b>Balcony/Patio:</b>	Back Deck
<b>Storeys:</b>	3 Storeys
<b>Style:</b>	Townhome
<b>Foundation:</b>	Concrete



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5124 48 Street  
Yellowknife, NT X1A 1N6

# ABOUT THIS PROPERTY

Time for one last hurrah before the summer comes to a close, and what better place could there be than your new home? The steaks are on the BBQ while the guys soak up the sun on the deck and the food is spread out on the island. The kids are back and forth from the playground having a blast. Time to pour that glass of wine and enjoy some sun.

Enjoy the rest of your summer in this 4 bedroom, 2 bathroom townhome that features over 1,600 square feet of living space across 3 floors, ample natural light and great updates throughout.

The main living area sits on the second floor, and is home to your crisp, bright kitchen. A large window provides plenty of natural light that happily compliments the white cabinetry and subway tile backsplash. Add to that an island with breakfast bar seating, additional storage cabinets and stainless steel appliances, and you've got the complete kitchen.

Off of the kitchen you have the laundry area that also features additional cabinetry, perfect for storing hats, mitts and other outside gear. This space also hosts a 3-piece bathroom with shower, which is not commonly found in these townhomes. Access to your large back deck can also be found here. It has more than enough room for separate seating area, spot for the BBQ and place for the kids to play, all while benefiting from privacy provided by mature birch trees.

Heading upstairs, the den has been converted to a 4th bedroom, complete with french doors and built-in wardrobe. With a sizable window providing ample light, it's perfect for the growing family, or that home office that you suddenly need. The master bedroom is a great size and features a walk-in closet and soft cork flooring, adding comfort to the space.

The lower level has plenty of bonuses to store as well. The entryway has heated tile flooring, a nice touch for the winter season and leads to your sizable single car garage and separate, full height storage area, that is complete with wood platform flooring and utility sink.

It's situated in an always desirable location that is within walking distance to downtown, but out of the reach of it's hustle and bustle, and close to trails. A playground only steps away from your front door, means the kids won't have to go far to have some fun, and provides you peace of mind.

***These Townhomes Don't Come Along Often...  
Call Today For Your Viewing!***

**Price Includes:** Fridge, Stove, Microwave, Dishwasher, Window Coverings, Fourth Bedroom Wardrobe,



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