



NEW LISTING



220 HALL CRESCENT
Lakeshore, Yellowknife
\$570,000

MLS®:	6633
Bedrooms:	3
Heating:	Forced Air
Taxes:	\$4,127 (2025)
Balcony/Patio:	8 x 20 Rear Deck
Square Feet:	1,679 sqft
Parking:	Multi-vehicle / RV Parking
Year Built:	2020
Construction:	Manufactured

Type:	House
Bathrooms:	2
Fuel Type:	Propane - 3153L/Year (\$2,601.80)
Fireplaces:	Propane Fireplace
View:	Waterfront
Lot Size:	5,317 sqft
Rear Exposure:	South Facing



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CENTURY 21
 Prospect Realty



5124 48 Street
 Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

This beautiful lakeview 3 bed, 2 bath semi-detached home is located in a sought after neighbourhood, just steps away from trail access and a family-friendly park.

The large kitchen is the heart of this home, showcasing white, solid maple wood cabinetry, antique bronze cup pulls and white subway tiles with haystack grout, providing a clean and modern aesthetic. The kitchen tile extends up on either side of the range hood, creating a striking focal point. The kitchen appliances include a stainless steel french door fridge with a water dispenser, a gas range, a built-in microwave located in the lower cabinet, and a sleek euro range hood.

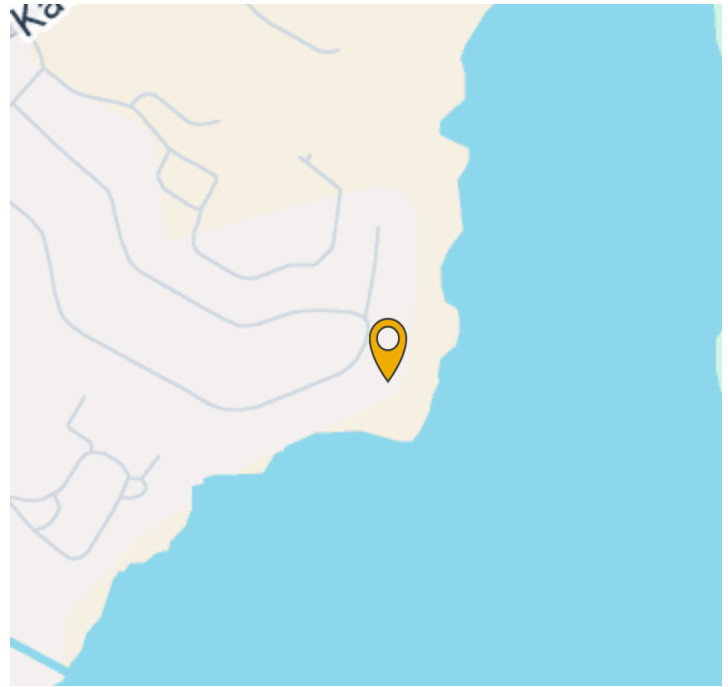
Relax and unwind in the living area, complete with a fireplace surrounded by wood feature wall adds rustic charm and creates a cozy atmosphere, with large windows on both sides for you to take in the waterfront views.

The large primary bedroom is a retreat in itself being generously sized, with a walk-in closet. The primary ensuite has been well thought out featuring a transom window above the oval tub for natural light while maintaining privacy and an LED-lit vanity mirror with tile extending to just above mirror height, adding a touch of luxury to your morning routine. The additional two bedrooms and main bath are well-sized, with additional sound-dampening having been incorporated into the shared walls between the primary bedroom and adjacent bedroom.

The interior of this home is equally impressive, featuring a range of luxurious amenities. The 95% efficient furnace, HRV (Heat Recovery Ventilation) system, and Hot Water On Demand system ensure comfort and convenience while maximizing energy efficiency. The home's air-tight construction and large triple-paned argon gas-filled windows enhance insulation and soundproofing.

Don't miss the opportunity to own this beautiful waterfront semi-detached modular home in Hall Crescent, call today to view!

Price Includes: Fridge, Stove, Microwave Dishwasher, Washer, Dryer, Blinds.



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