



5020 52 STREET

Downtown, Yellowknife

\$499,900

<b>MLS®:</b>	6552
<b>Bedrooms:</b>	4
<b>Full Baths:</b>	3
<b>Fuel Type:</b>	Oil (approx \$4200/yr)
<b>Fireplaces:</b>	Pellet Stove
<b>Lot Size:</b>	5,004 sqft
<b>Year Built:</b>	approx 1950
<b>Construction:</b>	Bungalow
<b>Hot Water Tank:</b>	2018

<b>Type:</b>	House
<b>Bathrooms:</b>	3
<b>Heating:</b>	Radiant Heat
<b>Taxes:</b>	\$4,447.86 for 2025
<b>Square Feet:</b>	1,231.95 sqft
<b>Parking:</b>	Gravel
<b>Style:</b>	Single Familye
<b>Foundation:</b>	Concrete
<b>Fuel Tank:</b>	2021



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**CENTURY 21.**  
Prospect Realty



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## ABOUT THIS PROPERTY

This 4-bedroom, 3-bathroom bungalow is full of character and potential, perfectly located in the heart of downtown Yellowknife. Just steps from shops, restaurants, and the city's vibrant cultural scene, it offers the ideal balance of convenience and comfort.

Inside, you'll find a bright, functional kitchen with plenty of cabinet space, a dining nook off the kitchen, and a cozy living room complete with a pellet stove to keep you warm on winter days. The main-level primary bedroom includes its own ensuite, while the additional bedrooms—one upstairs and two in the basement—provide flexibility for guests, a home office, or a growing family.

The home has recently had exterior upgrades to improve the overall street appeal. Also property is currently operating as an income property, generating very good revenue. The property has never been vacant for the entire 4+ years the current owner has had it.

\*2024 inspection on file.

Price Includes: Fridge x2, Stove, Dishwasher, Washer (2024) & Dryer.

