



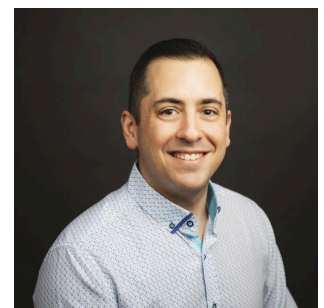
1 - 5616 50TH AVENUE

Downtown, Yellowknife

\$669,900

<b>MLS®:</b>	6295
<b>Bedrooms:</b>	3
<b>Heating:</b>	Boiler (2011)
<b>Taxes:</b>	\$6,319.06 (2024)
<b>Square Feet:</b>	2,553 sqft
<b>Year Built:</b>	1985
<b>Construction:</b>	Stick Built
<b>Roof:</b>	Approx. 10 Years Old

<b>Type:</b>	House
<b>Bathrooms:</b>	2
<b>Fuel Type:</b>	Oil
<b>Fireplaces:</b>	Pellet Stove
<b>Parking:</b>	Triple Gravel
<b>Style:</b>	Single Family Detached
<b>Foundation:</b>	Concrete
<b>Fuel Tank:</b>	Fiberglass (2011)



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**CENTURY 21.**  
Prospect Realty



5124 48 Street  
Yellowknife, NT X1A 1N6

## ABOUT THIS PROPERTY

This one-of-a-kind Yellowknife home isn't just a place to live; it's a space to experience. Architecturally designed and rich with Yellowknife character, this home offers over 2,500 square feet of uniquely crafted living space that's equal parts functional and unforgettable.

From the moment you step inside, it's clear this home was made for gathering. The open-concept layout, post-and-beam construction, and exposed bedrock details create an atmosphere that feels warm, natural, and perfectly suited for entertaining. Whether it's dinner with friends, a family celebration, or a relaxed Sunday brunch, this is a space that brings people together.

The kitchen is a true standout, anchored by a large island with built-in seating, it's a space where everyone inevitably ends up. Stainless steel side-by-side fridge and freezer units offer serious storage, while the 6-burner propane stove makes cooking for a crowd easy. The layout flows seamlessly into the dining and main living areas, with natural light pouring in through large windows that stretch across the entire space filling it with light from floor to vaulted ceilings. A pellet stove adds that extra layer of warmth during those colder winter months.

Upstairs, the character continues with three distinct bedrooms and a flexible mid-level landing that offers the perfect spot for a home office, reading nook, or video game hangout. Each bedroom has its own charm, but the one just off the landing is a favourite, vaulted ceilings, a lofted hangout zone, and easy access to the shared bathroom make it the perfect retreat for early teens.

At the end of the hall, a loft-style bedroom overlooks the living room below, offering a truly unique perspective and a sense of openness that fits the tone of the whole house. The third bedroom, the primary, features vaulted ceilings and interior windows that overlook the hallway, tying it into the home's larger architectural design and creating a sense of flow and openness throughout the upper level.

Outside, the oversized fenced yard gives you the kind of space most Yellowknifers dream about, room for summer gatherings, space to let pets roam, or just a spot to take in the midnight sun.

Originally built in 1985 and designed with intention, this home isn't just somewhere to live, it's somewhere to host, relax, and create lasting memories. With its distinctive layout, unique character, and undeniable charm, 5616 50th Avenue is a true Yellowknife original.



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