



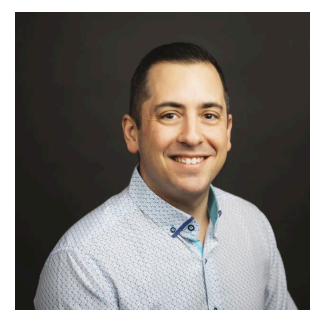
1 - 5616 50TH AVENUE

Downtown, Yellowknife

\$649,900

MLS®:	6630
Bedrooms:	3
Heating:	Boiler (2011)
Taxes:	\$6,319.06 (2024)
Square Feet:	2,553 sqft
Parking:	Triple Gravel
Style:	Single Family Detached
Foundation:	Concrete
Fuel Tank:	Fiberglass (2011)

Type:	House
Bathrooms:	2
Fuel Type:	Oil
Fireplaces:	Pellet Stove
Lot Size:	7,000 sqft
Year Built:	1985
Construction:	Stick Built
Roof:	Approx. 10 Years Old



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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

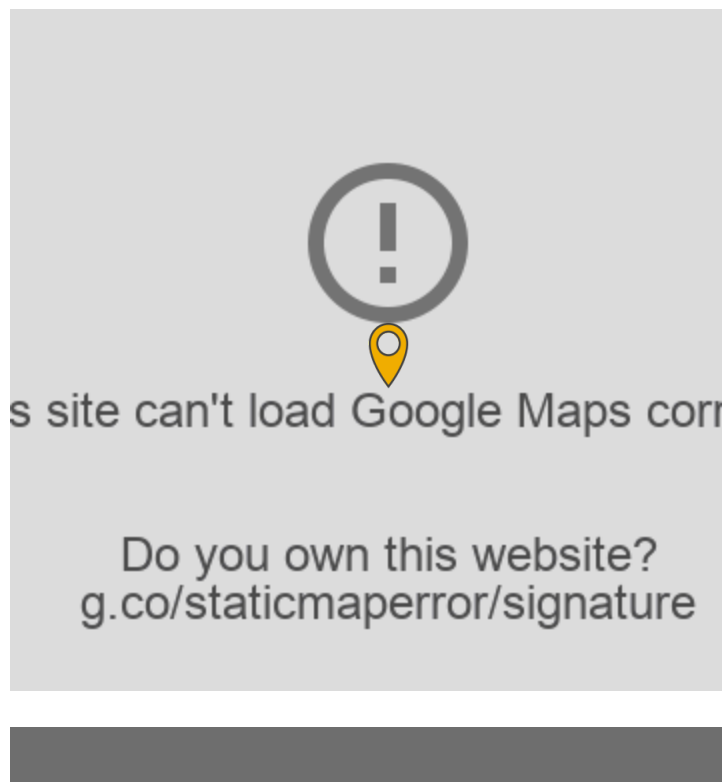
Architecturally designed and built in 1985, this post-and-beam original still stands apart more than forty years later. The bones are the story, exposed log posts running floor to ceiling, and a stone feature wall at the entry that ties the home straight into the Canadian Shield it sits on. It's the kind of character you can't build in new..

The main floor opens up around a kitchen that was made to actually be used. A long island with seating, side-by-side stainless fridge and freezer, a 6-burner propane range, and enough prep space to host a crowd without anyone getting in the way. It flows into a dining area built for the long table and a living room with vaulted ceilings, big windows, and a pellet stove for the nights that need it.

Upstairs is where the architecture really earns its keep. Three bedrooms share the upper level, each with its own personality, and a mid-level landing gives you a flexible space that could easily become an office, a reading nook, or a spot for the kids to hang out. One of the bedrooms has vaulted ceilings and a lofted nook tucked into it, while another is a loft-style bedroom that opens out over the living room below.

Outside, the yard is oversized by Yellowknife standards. It's fully fenced and private, with exposed rock running through it and mature trees for cover, and there's real room to make it your own, whether that means a fire pit and summer gatherings, garden beds, or just somewhere for the pets to wander.

Over 2,500 square feet, designed with intention and built to last. Homes like this don't come up often, and when they do, they tend to find the right person.



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