



NEW LISTING



5606 51 A AVENUE

Downtown, Yellowknife

\$589,900

MLS®:	6456
Bedrooms:	4
Full Baths:	2 (1 roughed in)
Fuel Type:	Propane
Square Feet:	1,075 SqFt
Parking:	Paved Driveway
Year Built:	1979
Construction:	Stickbuilt

Type:	House
Bathrooms:	2
Heating:	Forced Air Furnace
Taxes:	\$3,282.30 for 2025
Lot Size:	5,616SqFt
Basement:	To be completed
Style:	Single Family Detached



Dwayne Simmons

Salesperson

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CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6



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ABOUT THIS PROPERTY

This home has seen significant upgrades over the years, with all major systems and upper-level renovations already complete. Updates include metal roofing and exterior cladding, new windows, and a conversion to a high-efficiency propane furnace (2011), ensuring comfort and efficiency for years to come.

Inside, the attention to detail and quality craftsmanship are immediately evident. The main level features Santos Mahogany hardwood flooring carried throughout, paired beautifully with lime-green glass tile accents in the kitchen. The kitchen itself boasts HanStone Royal Blanc quartz countertops, including a waterfall island, and sleek IKEA Akurum cabinetry that extends seamlessly into the bathroom, hall, and built-in desk and credenza areas.

A large supply of matching cabinetry, hardware, trim, and panels are included with the sale—more than enough to complete all remaining finishing touches upstairs, including a matching quartz top for the credenza. The upstairs bathroom has a 1x4' Honed Bianco Carrara marble tile tub surround and a natural stone flooring.

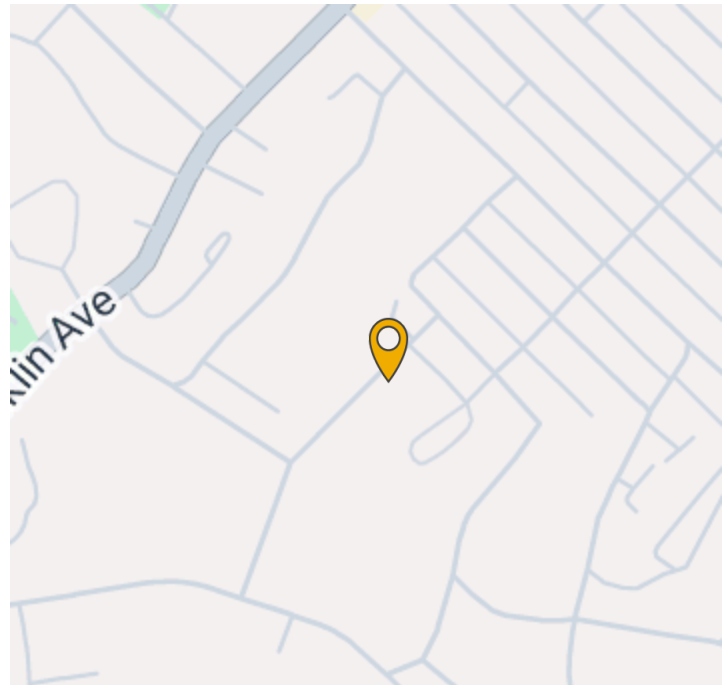
The vision for the secondary bathroom downstairs is a spa-inspired bathroom is a true highlight, designed with a Caribbean resort feel in mind. It features aqua glass tile walls from floor to ceiling, travertine marble flooring, and a unique shower enclosure with two edge-lit frosted glass walls, offering full-spectrum colour and dimming control. This impressive, high-end feature elevates the space.

The lower level presents an excellent opportunity for buyers wanting to add value through a renovation, which can almost entirely be completed with a home improvement mortgage. All the necessary materials and a contractor's quote to finish the space are included, making the process streamlined and efficient. Once complete, the home will offer approximately 2,200 sq. ft. of living space with four bedrooms, two full bathrooms, and two comfortable living areas—fully renovated from top to bottom.

With much of the work done and materials on hand to finish, this rare chance to own a beautifully upgraded home in a central and convenient location is easier than you think. Also, because the upstairs is virtually complete, the downstairs renovation will have minimal disruption to everyday life.

Call Dwayne today to discuss this opportunity (867)445-8380

Included Items: Fridge, Wall oven Dishwasher, Cooktop, Range Hood Fan, Washer, Dryer, Complete materials list will be provided for offer to purchase



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