



5626 50A AVENUE

Downtown, Yellowknife

\$699,900

|                    |                        |
|--------------------|------------------------|
| <b>MLS®:</b>       | 6477                   |
| <b>Bedrooms:</b>   | 7                      |
| <b>Full Baths:</b> | 3                      |
| <b>Fuel Type:</b>  | Oil (\$5400/Year)      |
| <b>Fireplaces:</b> | Pellet Stove           |
| <b>Lot Size:</b>   | 5,626SqFt              |
| <b>Basement:</b>   | Finsihed               |
| <b>Style:</b>      | Single Family Detached |

|                      |                     |
|----------------------|---------------------|
| <b>Type:</b>         | House               |
| <b>Bathrooms:</b>    | 3                   |
| <b>Heating:</b>      | Forced Furnace      |
| <b>Taxes:</b>        | \$3,519.70 for 2025 |
| <b>Square Feet:</b>  | 1,150               |
| <b>Parking:</b>      | Double Tandem Paved |
| <b>Year Built:</b>   | 1971                |
| <b>Construction:</b> | Stick Built         |



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**CENTURY 21**  
Prospect Realty



5124 48 Street  
Yellowknife, NT X1A 1N6

## ABOUT THIS PROPERTY

Discover an excellent investment opportunity with this charming home, converted into two separate non-conforming suites and currently fully rented. With strong rental income, the property delivers an impressive 9.5% cap rate. Conveniently located within walking distance to downtown, it offers both steady income and long-term appeal for tenants.

The upper suite features a spacious 4-bedroom, 2-bathroom layout with its own laundry. The kitchen stands out with stylish two-tone cabinetry, a farmhouse sink, and stainless steel appliances—creating a modern and welcoming space.

The lower suite offers 3 bedrooms and 1 bathroom, highlighted by a cozy pellet stove that adds comfort and supplemental heat during the winter. Like the upper level, it has been updated with matching finishes in both the kitchen and bathroom, providing a cohesive aesthetic throughout. This suite also includes its own in-suite laundry located in the mechanical room.

As an added bonus, the sale includes most of the home's furniture, with an itemized list to be provided to interested buyers.

Included items: Fridge x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2, Curtains, Additional Furniture



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