

48042 MACKENZIE HIGHWAY

Hay River

\$229,000

MLS®:	6562
Bedrooms:	4
Full Baths:	1
Fuel Type:	Oil
Square Feet:	1,168
Storage:	2 sheds (12x12 & 5x8)
Style:	Detached Home

Type:	House
Bathrooms:	1
Heating:	Furnace
Kitchens:	1
Parking:	Gravel
Year Built:	1981
Construction:	Stick Built



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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Discover comfort, privacy, and thoughtful upgrades in this 4-bedroom, 1-bath home situated on a large, quiet lot in the West Channel on Vale Island. This move-in-ready property blends modern updates with the charm of northern living, ideal for families, first-time buyers, or anyone seeking space and tranquility.

PROPERTY HIGHLIGHTS

Spacious & Updated Interior

- New major appliances: GE Washer & Dryer (2025), GE Fridge (2024), Frigidaire Stove (2024), freezer (2022)
- Fully renovated bathroom with modern finishes (2024)
- Bright, freshly painted interior (2021, kitchen in 2026)
- Upgraded electrical switches, plugs, outlets, and light fixtures (2022)
- Four good-sized bedrooms with new flooring (2021)

Major Mechanical & Structural Improvements

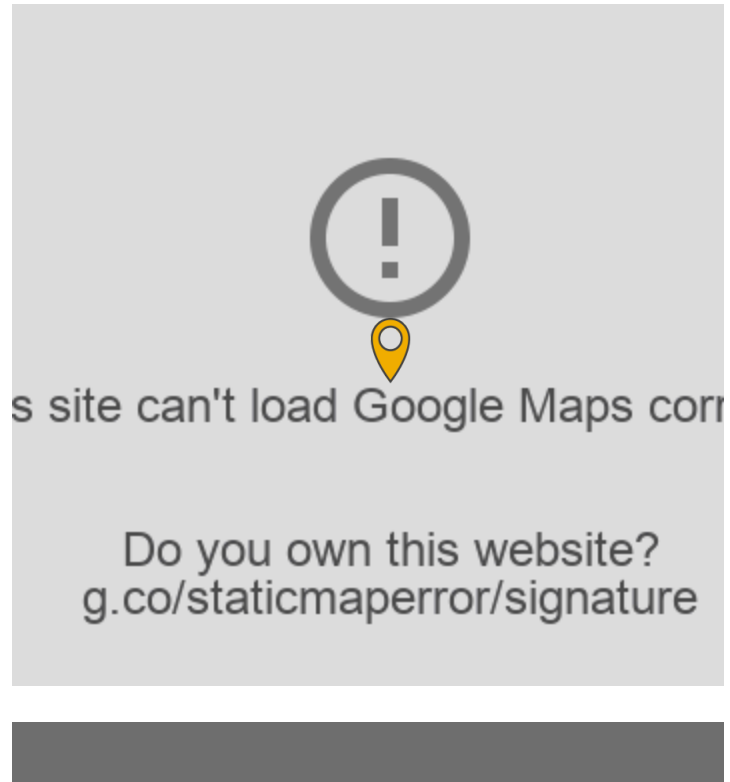
- Steel pile foundation to bedrock, with a fully insulated double floor (no belly bag), and over 4 ft of clearance
- New water pump (2022)
- Double-walled, diesel oil tank bolted on concrete pad (2021)
- Replaced shingles, hot water heater, and furnace (2016)

Outdoor Features

- Large, peaceful lot with plenty of parking
- Professionally built deck and front stairs (2022)
- 2 Storage sheds: 12 x 12 and 5 x 8
- Beautiful local plants including wild raspberries and haskaps

This home is bright, welcoming, and truly move-in ready. With extensive upgrades already completed, you can simply settle in and enjoy the quiet West Channel lifestyle... just steps from nature and the relaxed community feel that makes this area so special.

Don't hesitate - Call or text today to arrange a viewing @ 867-446-9700!



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