



**71 MANDEVILLE DR**  
**Range Lake, Yellowknife**

**\$479,900**

<b>MLS®:</b>	6601
<b>Bedrooms:</b>	3
<b>Full Baths:</b>	2
<b>Taxes:</b>	\$3,198.54
<b>Square Feet:</b>	1,216SqFt
<b>Parking:</b>	Triple Paved
<b>Year Built:</b>	1988
<b>Construction:</b>	Modular

<b>Type:</b>	House
<b>Bathrooms:</b>	2
<b>Fuel Type:</b>	Propane
<b>Balcony/Patio:</b>	450SqFt
<b>Lot Size:</b>	6,600SqFt
<b>Storage:</b>	12x20 Shed
<b>Style:</b>	Detached



**Dwayne Simmons**

Salesperson

867-445-8380

dwayne.simmons@century21.ca

<https://www.century21yk.ca>

**CENTURY 21.**  
 Prospect Realty



5124 48 Street  
 Yellowknife, NT X1A 1N6

## ABOUT THIS PROPERTY

Situated along the upper stretch of Mandeville Drive on a quiet no-through road, 71 Mandeville offers a peaceful setting that fronts onto open green space with direct access to an extensive network of trails. Whether you're walking, skiing, quadding, or snowmobiling, this location provides seamless outdoor connectivity to Upper Airport Road, Parker Park, and Kam Lake—an ideal backdrop for an active northern lifestyle.

This bright and welcoming home has been thoughtfully updated throughout, creating a truly turn-key opportunity. Inside, you'll find a modernized interior with quality finishes, including tile and high-end vinyl plank flooring, updated lighting, and a fully drywalled interior that enhances both comfort and efficiency.

The kitchen has been tastefully refreshed with stainless steel appliances, refaced cabinetry, and a contemporary tiled backsplash, while both the main and ensuite bathrooms have seen stylish upgrades. The primary bedroom features new carpeting, and added touches like ceiling fans in both the living room and bedroom contribute to year-round comfort.

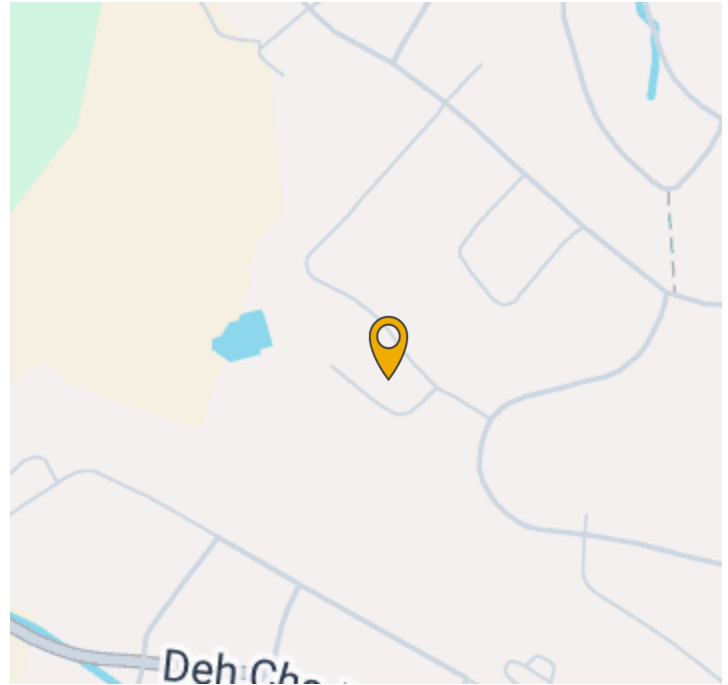
Extensive upgrades provide peace of mind, including PVC triple-pane windows, a propane furnace, updated hot water tank, and full PEX plumbing conversion. Exterior improvements are just as impressive, with vinyl siding, a re-shingled roof with ridge venting, and a large 14x32 deck perfect for entertaining.

The property is well-equipped for both everyday living and recreational needs, offering paved multi-vehicle and RV parking, along with a 12x20 wired and insulated workshop with a concrete floor—ideal for hobbies, storage, or workspace.

A rare combination of location, upgrades, and functionality, this home is perfectly suited for those seeking comfort, convenience, and direct access to the outdoors.

**Call Dwayne today to book a showing (867)445-8380**

Included Items: Fridge, Stove, Dishwasher, Washer, Dryer, Shed, Blinds



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