



**4807 54TH AVENUE**  
**Downtown, Yellowknife**  
**\$419,900**

**MLS®:** 6667  
**Bedrooms:** 3  
**Full Baths:** 1  
**Heating:** Forced Air (2011)  
**Taxes:** \$2718  
**Square Feet:** 1,515 SqFt  
**Parking:** Double  
**Year Built:** 1974  
**Construction:** Manufactured

**Type:** House  
**Bathrooms:** 2  
**Half Baths:** 1  
**Fuel Type:** Propane (\$1990)  
**Fireplaces:** Woodstove (As Is)  
**Lot Size:** 6,942 SqFt  
**Storage:** Shed  
**Style:** Single Family Detached



**Dwayne Simmons**

Salesperson

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**CENTURY 21**  
 Prospect Realty



5124 48 Street  
 Yellowknife, NT X1A 1N6

## ABOUT THIS PROPERTY

Located on a quiet, family-friendly avenue in the highly sought-after School Draw neighbourhood, this affordable 3-bedroom, 2-bathroom home offers an unbeatable lifestyle just steps from downtown, parks, Tin Can Hill, Great Slave Lake, and Old Town. Set on a generously sized, landscaped lot with mature trees and shrubs, the property also features partial fencing for added privacy.

The backyard is a standout feature, offering plenty of room to enjoy the outdoors with a large storage shed, an impressive greenhouse, and extensive gardening space for those with a green thumb. Inside, the home welcomes you with a spacious living room along with an additional family room, providing flexible living space for families of all sizes. The primary bedroom is complete with a large walk-in closet and its own ensuite bathroom for added comfort and convenience.

Over the past couple of years, the current homeowner has continually invested in updates throughout the property, including fresh paint, new flooring, select appliances, a hot water tank, and an expanded driveway, making this home move-in ready while still offering room to make it your own.

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

Included Items Fridge, Stove, Dishwasher, Washer, Dryer, Shed, Greenhouse, Google Thermostate

