



**NEW LISTING**



**126 HERRIMAN ROAD**  
**Range Lake, Yellowknife**  
**\$639,900**

<b>MLS®:</b>	6619
<b>Bedrooms:</b>	4
<b>Full Baths:</b>	2
<b>Fuel Type:</b>	Oil Boiler
<b>Fireplaces:</b>	Pellet Stove
<b>Lot Size:</b>	7309 SqFt
<b>Year Built:</b>	1992
<b>Construction:</b>	Modular

<b>Type:</b>	House
<b>Bathrooms:</b>	3
<b>Heating:</b>	3725L
<b>Taxes:</b>	\$4,723.32 for 2025
<b>Square Feet:</b>	2,030 SqFt
<b>Storage:</b>	Garage and 2 Sheds
<b>Style:</b>	Single Family 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

Bright, expanded family home on the corner of Herriman and Jeske. Originally a 1,200 sq ft modular on steel piles, this property, thanks to a massive addition. Now offers 2000+ SqFt of thoughtfully designed living space, plus a double garage, abundant parking and generous storage — ideal for a growing family.

The addition creates two upstairs bedrooms, including a spacious primary suite with walk-in closet and an ensuite bathroom. A flexible living space off the garage provides a perfect secondary family room, home office, or play area. Recent upgrades include new windows, roof, rigid insulation, and refreshed siding (2015), as well as a new boiler (2025). Pex water lines were also installed in 2021. All contributing to comfort, efficiency, and low maintenance.

This well-cared-for home has excellent curb appeal and a practical layout, 126 Herriman Rd blends modern systems with functional family-friendly living.

