

**171 RIVETT CRESCENT**  
**Range Lake, Yellowknife**  
**\$764,900**

<b>MLS®:</b>	6629
<b>Bedrooms:</b>	4
<b>Full Baths:</b>	3
<b>Fuel Type:</b>	Oil (5121L)
<b>Square Feet:</b>	2,000 SqFt
<b>Parking:</b>	Triple Gravel
<b>Rear Exposure:</b>	South East
<b>Style:</b>	Single Family Detached

<b>Type:</b>	House
<b>Bathrooms:</b>	3
<b>Heating:</b>	Boiler
<b>Taxes:</b>	\$5,690.06 for 2025
<b>Lot Size:</b>	7,308 SqFt
<b>Storage:</b>	Double Garage
<b>Year Built:</b>	1995
<b>Construction:</b>	Stick Built



**Dwayne Simmons**

Salesperson

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**CENTURY 21**  
 Prospect Realty



5124 48 Street  
 Yellowknife, NT X1A 1N6

## ABOUT THIS PROPERTY

Welcome to 171 Rivett Crescent, ideally situated on a desirable corner lot in the heart of the Rivett/Kasteel neighbourhood. Offered to the market for the first time by only its second owner since being built in 1995, this well-cared-for 4-bedroom, 3-bathroom home blends thoughtful updates with a functional family-friendly layout.

The lower level welcomes you in with a spacious family room, perfect for relaxing or entertaining, along with a fully renovated fourth bedroom, a full bathroom, a dedicated laundry area, and access to the double garage. This level has been completely transformed, offering peace of mind with major upgrades including a new breaker panel, updated electrical and plumbing, Roxul insulation, drywall, and modern finishes throughout.

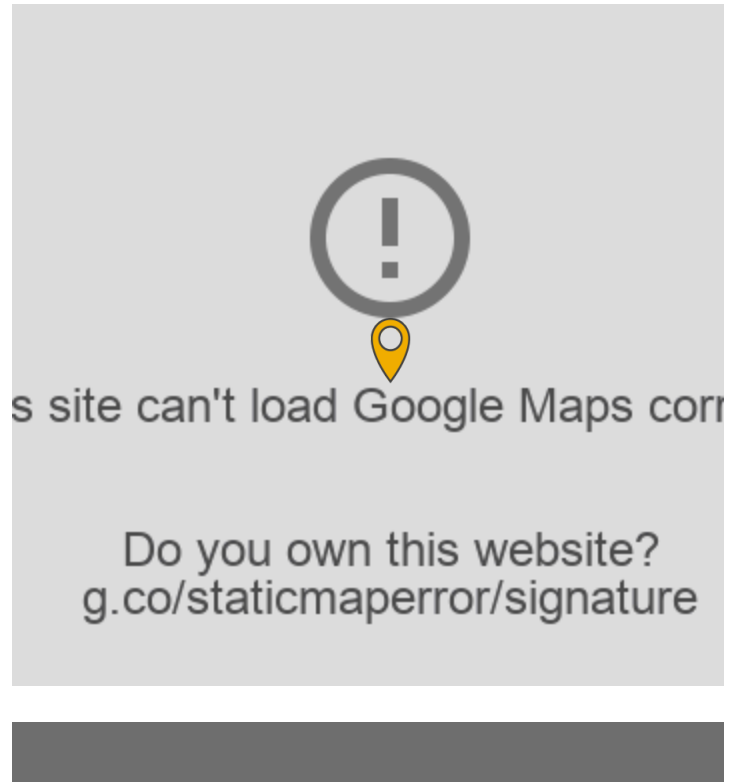
Upstairs, the home is bright and inviting, with large windows allowing natural light to pour into the main living spaces. The upper level features three bedrooms and two bathrooms, including the primary bedroom, complete with its own 3-piece ensuite. The layout offers comfortable everyday living with great flow between the kitchen, dining, and living areas.

Outside, the corner lot provides added space and privacy, with a generous side yard that's perfect for kids, pets, or outdoor enjoyment. A newer deck and stairs, completed in 2021, extend your living space outdoors for summer gatherings.

Additional updates include new flooring, fresh paint, and a new roof, completed in October 2020, along with an upstairs bathroom refresh in December 2025. This home in a sought-after neighbourhood, offering both value and versatility for growing families.

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

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



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