



4205 49A AVENUE

Downtown, Yellowknife

\$325,900

MLS®:	6628
Bedrooms:	2
Heating:	forced air
Taxes:	\$1762.06(2025)
Lot Size:	2849.10 SqFt
Year Built:	1975-1978
Construction:	mobile plus stick built addition

Type:	House
Bathrooms:	1
Fuel Type:	oil(\$2772 for 2025)
Square Feet:	839.91 SqFt
Parking:	multiple gravel
Style:	single family detached



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5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Charming and thoughtfully updated, this cozy 2-bedroom, 1-bath home offers comfort and a welcoming atmosphere. The original part of the home received a well-designed addition and has expanded the space to include a second bedroom and inviting spacious porch, creating a layout that feels both practical and homey.

Over the years, the home has seen numerous upgrades, including the addition of drywall throughout, a refreshed kitchen and bathroom, modern PEX plumbing, and an updated furnace—providing added comfort and peace of mind. Both front and back decks offer great spaces to relax or entertain.

The fully fenced backyard is perfect for pets, gardening, or enjoying the outdoors, and includes a handy storage shed. Inside, the laundry room offers additional storage, helping keep everything organized.

Located in a cozy, welcoming neighborhood, this property is just a short walk to the downtown core and historic Old Town area—giving you convenient access to shops, dining, and amenities, all while enjoying a quiet, residential setting.

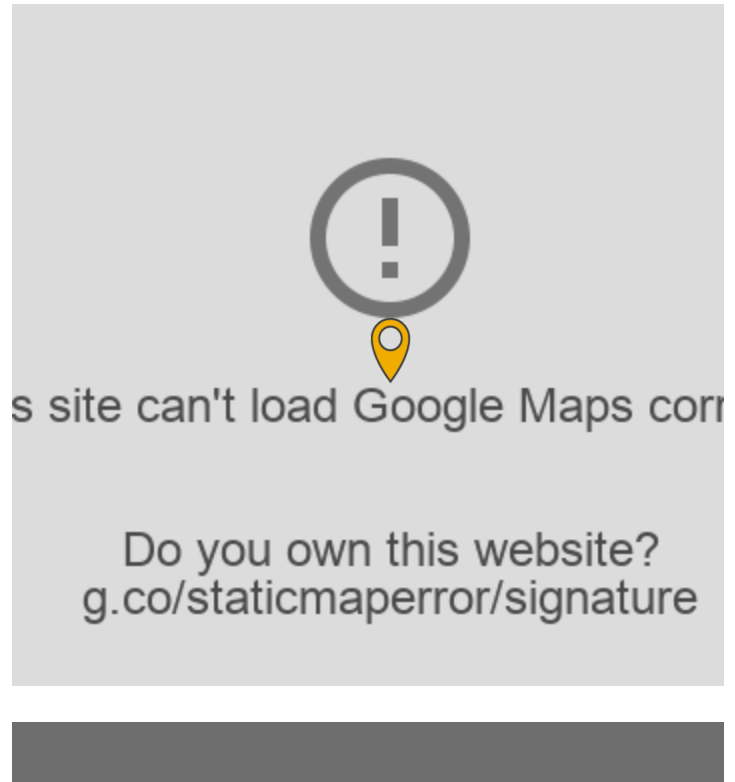
A great opportunity for first-time buyers, downsizers, or anyone looking for an affordable home with character and updates already in place.

Notable Upgrades: addition(approx 2006), furnace(2019, with new heat exchanger in 2025), painted throughout(2025/26), front deck stairs(2026), kitchen backsplash(2026), fencing(2021), HWT(2019), tub and toilet(2019), double wall oil tank(2019), roof(approx 2006)

Price Includes: fridge, stove, washer, dryer, blinds/curtains, shed, custom tall bookshelf at end of hallway, alarm system(transferrable with Arctic Alarm)

*Wood stove sold 'as is'

For more details or to schedule a viewing call 867-444-0977 or email jennifer.payne@century21.ca



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