



NEW LISTING



3 RYCON PLACE

Con Area, Yellowknife

\$509,900

MLS®:	6643
Bedrooms:	3
Heating:	\$2,136/year (2733 Litres)
Taxes:	\$3,312.24
Lot Size:	5,091 sqft
Year Built:	2010
Foundation:	Wood Blocking

Type:	House
Bathrooms:	2
Fuel Type:	Propane
Square Feet:	1,239 sqft
Parking:	Gravel, Multi-Vehicle
Style:	Manufactured



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CENTURY 21.
Prospect Realty



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ABOUT THIS PROPERTY

This 3 bedroom 2 bath home is located in a convenient location, with access to snowmobile and walking trails to embrace the outdoors right outside your doorstep.

The open concept layout with vaulted ceilings, creates a warm and inviting space, centered around a propane fireplace with a newly refreshed kitchen boasts ample clean white cabinetry with modern black and gold hardware and new light fixtures, providing plenty of storage while maintaining a functional and stylish design.

With a spacious primary bedroom and ensuite located at the rear of the home with two additional bedrooms and main bathroom near the front of the home this layout offers a nice separation of space. The laundry room offers an additional separate storage room as an extra bonus.

Outside offers a rear back deck and fenced in dog run off, with ample parking.

Built in 2010 to Energuide 80 standards this home offers peace of mind with high efficiency propane furnace, on-demand hot water, triple windows, upgraded insulation package, and low flow toilets, keeping utility costs in check while ensuring year-round comfort.

Price Includes: Fridge, Stove, Dishwasher, Washer & Dryer.

