



**NEW LISTING**



## 9 BALLANTYNE COURT

Niven, Yellowknife

**\$819,900**

<b>MLS®:</b>	6644
<b>Bedrooms:</b>	3
<b>Heating:</b>	Forced Air & Central Air Conditioning
<b>Taxes:</b>	\$7089.40 (2025)
<b>Balcony/Patio:</b>	Front & Rear Decks
<b>Square Feet:</b>	2,244 sqft
<b>Parking:</b>	Double Garage
<b>Style:</b>	Single Family Detached

<b>Type:</b>	House
<b>Bathrooms:</b>	2
<b>Fuel Type:</b>	Oil (\$8,405.41/year)
<b>Fireplaces:</b>	Wood Stove
<b>View:</b>	Greenspace
<b>Lot Size:</b>	6,020 sqft
<b>Year Built:</b>	2003



**Devon Straker**

Realtor®

867-688-3654

[devon.straker@century21.ca](mailto:devon.straker@century21.ca)

<https://www.century21yk.ca>

**CENTURY 21**  
Prospect Realty



5124 48 Street  
Yellowknife, NT X1A 1N6

## ABOUT THIS PROPERTY

Welcome to this captivating 3 bedroom, 2 bathroom home, ideally situated on a quiet cul-de-sac, offering both comfort and privacy. From the moment you step inside, you're greeted by an impressive sense of space and character, highlighted by high ceilings, an elegant archway pillar in the entry, with an abundance of natural light streaming through expansive windows. Stretching across the back of the home, these windows showcase picturesque views of the lush, treed green space, creating a serene backdrop that can be enjoyed right from the entryway and throughout the main living areas.

The open-concept design seamlessly connects the living, dining, and kitchen spaces, making this home perfect for both everyday living and entertaining. The heart of the home is the beautifully updated kitchen, where every detail has been thoughtfully curated for style and functionality. Updated cabinets, countertops and added tile backsplash in a light, modern hue brighten the space while the abundance of cabinetry ensures exceptional storage.

The spacious primary bedroom serves as a peaceful retreat, complete with a large ensuite and walk-in closet. The secondary bedroom is located at the front of the home, conveniently positioned near the main bathroom, which can also function as a private ensuite for added flexibility. A third bedroom is tucked away on the opposite side of the home, offering additional privacy and easy access to the well-appointed laundry room.

Step outside to a large front upper deck as well as rear decking making overlooking the treed backyard—an ideal space for relaxing or entertaining guests in a tranquil setting. Additional highlights include a spacious garage with two oversized overhead doors, providing ample room for vehicles, storage, or a shop space.

This home offers the perfect blend of modern updates, timeless character, thoughtful design, and a prime location—an exceptional opportunity you won't want to miss.

**Updates Include:** Furnace (2025), Hot Water Tank (2024), Microwave (2024), Kitchen Cabinet Refresh, Countertops and Tile Backsplash (2024), Duradeck (2023), Exterior doors (2022), Bathroom Vanities (2020), Vinyl plank flooring throughout (2020), Roof (2019), Fridge (2019) and Fibreglass Oil Tank (2017).

\*\* This home also features Central Air Conditioning.

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



Our site can't load Google Maps correctly.

Do you own this website?  
[g.co/staticmaperror/signature](https://www.google.com/maps/@46.424177,-111.024177,15z)

**CENTURY 21**  
Prospect Realty



5124 48 Street  
Yellowknife, NT X1A 1N6