



238 BORDEN DRIVE
Range Lake, Yellowknife
\$569,900

MLS®:	6652
Bedrooms:	3
Full Baths:	2
Fuel Type:	Oil (\$4151)
Fireplaces:	Pellet Stove in Garage
Square Feet:	1,216
Parking:	Triple+ Paved
Year Built:	1216
Construction:	Manufactured

Type:	House
Bathrooms:	2
Heating:	Forced Air Furnace: 2013
Taxes:	\$3,588.53
Balcony/Patio:	200 Sqft
Lot Size:	6,609SqFt
Storage:	Shed + Garage
Style:	Single Family Detached



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ABOUT THIS PROPERTY

This property checks all the boxes for today's buyers—offering generous parking, ample storage, and the added bonus of a garage. Proudly maintained by just its second owner, the home has seen numerous updates over the years, reflecting both care and thoughtful improvement.

Step inside to an inviting open-concept main living area, highlighted by a distinctive sunken living room that adds character and depth to the space. The kitchen, upgraded in 2007, continues to deliver a modern feel with features and finishes that remain highly appealing today. Throughout the home, soft neutral tones create a warm and cohesive atmosphere.

Both bathrooms have been tastefully updated, maintaining a consistent design aesthetic. The primary bathroom stands out with its spa-like ambiance, complete with an impressive steam shower—perfect for unwinding at the end of the day.

Outside, the property continues to impress with abundant storage options and a large paved driveway. The 16x32 garage, heated by a pellet stove, offers a versatile space for parking or projects, while the 9x24 shed provides additional storage. The backyard completes the package, offering a great space to relax or entertain.

