



508 HALL COURT

Lakeshore, Yellowknife

\$560,000

MLS®:	6655
Bedrooms:	3
Heating:	forced air
Taxes:	\$3447.87(2025)
Lot Size:	4,594.14
Year Built:	2021
Construction:	manufactured

Type:	House
Bathrooms:	2
Fuel Type:	propane
Square Feet:	1,231.13 SqFt
Parking:	multiple gravel
Style:	single family detached



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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to this exceptional, meticulously maintained 3 bedroom 2 bathroom home, offering the perfect blend of modern style, thoughtful design, and peaceful surroundings.

From the moment you step inside through the porch/laundry room you're greeted by a bright and spacious foyer that sets the tone for the rest of the home. This versatile entry area offers plenty of room for custom storage solutions, cabinetry, or even a dedicated desk or workspace—ideal for today's flexible lifestyles. The primary bedroom is generously sized and perfectly positioned at the front of the home, creating a private and peaceful retreat. It features a full ensuite bathroom, providing both comfort and convenience. Adjacent to the primary bedroom is the second bedroom—the coziest of the three—along with an additional full bathroom, making this section of the home ideal for family living or accommodating guests.

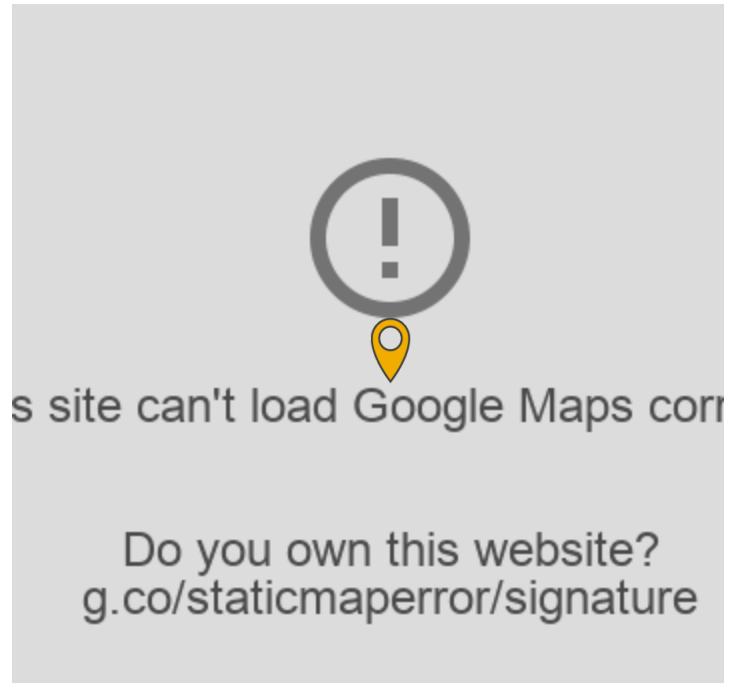
As you move further in, the home opens up into a stunning open-concept living, dining, and kitchen area designed with both functionality and entertaining in mind. The kitchen is beautifully appointed with sleek, modern grey cabinetry, complemented by light-colored countertops and a timeless white subway tile backsplash. A central island anchors the space, complete with an integrated sink and ample prep area—perfect for casual meals or gathering with friends and family. The seamless flow between the kitchen, dining, and living areas creates an inviting and airy atmosphere filled with natural light. At the opposite end of the home, you'll find a truly special feature—elegant barn doors that open to the third bedroom. This space is a standout, boasting a wall of windows that flood the room with natural light while offering breathtaking views of the surrounding green space, Kam Lake, and on special nights you can view the Northern Lights. Whether used as a bedroom, office, or creative studio, this room provides a tranquil and inspiring setting.

Step outside to enjoy the fenced yard, perfect for pets, children, or simply relaxing in your own private outdoor space. The deck offers a great spot for summer barbecues or morning coffee while the lower area of the yard offers faux grass, a platform and gravel area. A gravel driveway provides ample parking with space for multiple vehicles, ensuring convenience for homeowners and guests alike.

This move-in-ready home showcases pride of ownership throughout and offers a rare opportunity to enjoy modern living in a serene, scenic location.

Included items: fridge, propane stove, dishwasher, washer, dryer, blinds, curtains, shed, picnic table, cabinet in primary bedroom, two cabinets in hallway

For more details contact Jennifer Payne at 867-444-0977 or jennifer.payne@century21.ca or Jessica Brace at 867-446-9700 or jessica.brace@century21.ca



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