



9 BUTLER ROAD

Range Lake, Yellowknife

\$379,900

MLS®:	6779
Bedrooms:	3
Full Baths:	1
Heating:	Oil Furnace (2019)
Maintenance:	\$550/Month
Lot Size:	N/A
Year Built:	1995
Construction:	Stick Built

Type:	Townhome
Bathrooms:	2
Half Baths:	1
Fuel Type:	Oil (2395L)
Square Feet:	1,320 SqFt
Parking:	Double Paved
Style:	Townhome



Dwayne Simmons

Salesperson

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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to 9 Butler Road, a charming and well-maintained two-storey townhome ideally located close to schools, shopping, restaurants, and everyday amenities. Offering the perfect combination of comfort, functionality, and convenience, this home is ready for its next owners.

The newly constructed front deck has been extended across the front of the home, creating the perfect outdoor space to enjoy your morning coffee, relax in the sunshine, or unwind after a busy day. Step inside to a welcoming foyer complete with a spacious walk-in closet, providing plenty of room for coats, boots, and seasonal gear.

The main floor features beautiful hardwood flooring throughout the bright and spacious living room. The well-appointed kitchen is both stylish and practical, showcasing crisp white cabinetry, stainless steel appliances, a tile backsplash, and a convenient pantry for additional storage. With room for a dining table and views overlooking the large rear deck, this inviting space is ideal for everyday living and entertaining family and friends.

Upstairs, you'll find three comfortable bedrooms plus a versatile den that can easily serve as a home office, playroom, guest room, or hobby space. The primary bedroom includes a walk-in closet, while the full bathroom has been tastefully updated with white cabinetry and a modern tiled tub surround. A convenient half bath on the main level adds extra comfort for guests and daily living.

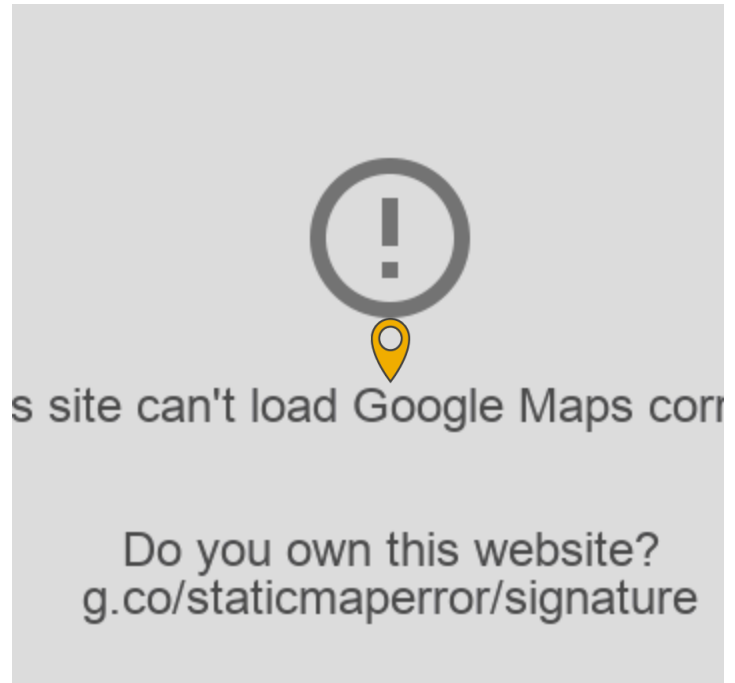
Fresh, light paint tones throughout the home create a bright and airy atmosphere, making every room feel warm and welcoming. Whether you're a first-time buyer, growing family, or investor, 9 Butler Road offers exceptional value in a sought-after location.

Call Dwayne today to book a viewing (867)445-8380

Included Items: Fridge, Stove, Dishwasher, Washer, Dryer

Condo Fees Include: Building Insurance & Maintenance, Property Management, Garbage Removal, Reserve Fund

** Images and iguide are from May 2024, furniture may differ



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