



202 BORDEN DRIVE
Range Lake, Yellowknife
\$595,000

MLS®: 6805
Bedrooms: 3
Heating: forced air
Taxes: \$4174.31(2026)
Square Feet: 1,322.24 SqFt
Parking: multiple gravel
Year Built: 1990
Construction: manufactured

Type: House
Bathrooms: 2
Fuel Type: oil(\$4246.21(2025))
Fireplaces: pellet
Lot Size: 7,307.73 SqFt
Storage: garage, shed and lean-to
Style: single family detached
Foundation: steel pile to bedrock



Jennifer Payne

Salesperson

(867) 444-0977

jennifer.payne@century21.ca

<https://www.century21yk.ca>

CENTURY 21
 Prospect Realty



5124 48 Street
 Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

From the moment you arrive, it's clear this isn't your average manufactured home. Beautifully updated inside and out and set securely on steel piles, this 3 bed 2 bath home has been thoughtfully renovated to create a space that feels warm, welcoming, and ready for its next chapter.

Step inside and you'll immediately appreciate the inviting layout. At one end of the home, the spacious primary suite offers a peaceful retreat after a long day. A large closet provides plenty of storage, while the beautifully updated ensuite features crisp white cabinetry, a stand-up shower, and a separate toilet room for added privacy. At this end of the home you will find that the second bedroom is perfectly positioned nearby, along with a convenient door leading directly to the backyard.

As you continue through the home, you'll arrive at the heart of it all. The living room is full of charm and personality, anchored by a striking feature wall complete with a cozy pellet stove, rustic wood mantle, and built-in entertainment center. A half wall creates an open connection to the kitchen while still giving each space its own identity, making it the perfect place to gather with family or friends.

The kitchen is designed for both everyday living and entertaining, offering rich wood cabinetry, stainless steel appliances, and a central island where everyone naturally seems to gather. Just beyond, the dining area flows into a bright porch addition that adds valuable everyday function with abundant storage and a generous pantry—proof that practical can still be beautiful.

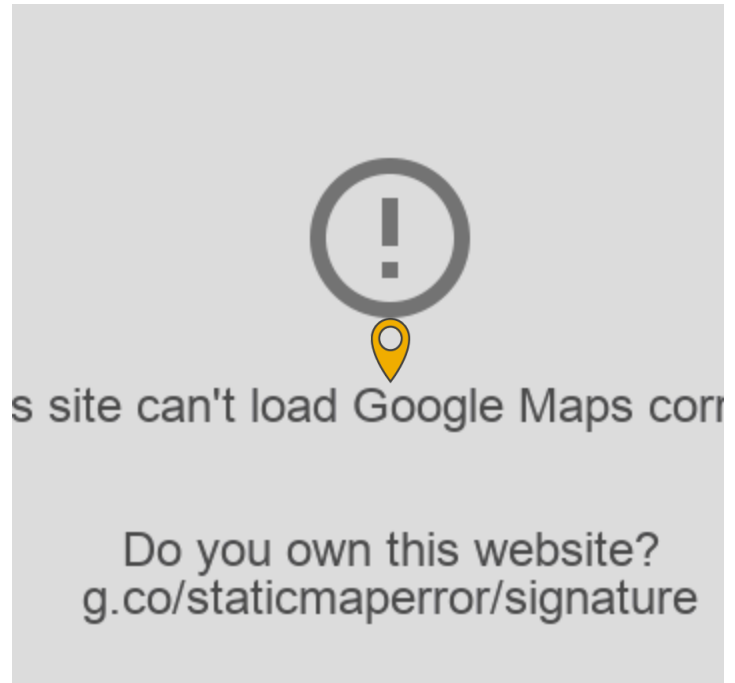
Tucked away on the opposite end of the home is the third bedroom, along with a full bathroom and laundry room connected by a convenient pocket door. Whether you're welcoming guests, accommodating a roommate, or creating a comfortable space for family, this area offers just the right amount of privacy.

Outside, the property continues to impress. Spend summer evenings relaxing beneath the built-in gazebo on the deck, work on projects in the detached garage, or take advantage of the storage shed and fully enclosed lean-to for all your tools, toys, and seasonal equipment. The oversized driveway provides more than enough room for your RV, boat, recreational vehicles, trailers, and multiple cars, making it easy to enjoy every adventure without sacrificing space at home.

Every update has already been done, allowing you to simply move in, unpack, and start enjoying everything this exceptional property has to offer. Combining character, comfort, functionality, and incredible outdoor amenities, this is a home that truly stands apart.

Included items: fridge(2024), stove, dishwasher, washer(2022), dryer(2022), blinds, 2 sheds, ash vac, extra pellets

Notable updates: house oil tank(2018) house furnace(2021), faux brick around deck(2026) roof(2017) PEX water lines(2023) Circ



CENTURY 21
Prospect Realty



information