



175 WILKINSON CRESCENT

Range Lake, Yellowknife

\$499,900

MLS®:	6813
Bedrooms:	3
Heating:	\$2,334.12 (2467.6 litres) - 2025
Taxes:	\$3,902.99 (2026)
Lot Size:	5,726 sqft
Storage:	28'6 x 21'5" Shop
Style:	Single Family Detached
Foundation:	Steel Piles

Type:	House
Bathrooms:	2
Fuel Type:	Propane
Square Feet:	1,218 sqft
Parking:	Multi Vehicle + RV/Boat Parking
Year Built:	1992
Construction:	Manufactured



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Prospect Realty



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ABOUT THIS PROPERTY

Welcome to this beautifully maintained 3 bedroom, 2 bathroom home located in the highly sought after, family-friendly neighbourhood of Range Lake. Ideally situated close to schools, shopping, recreation facilities, and the hospital, this property offers the perfect combination of comfort, convenience, and functionality.

Inside, you'll find a bright open concept layout with a fresh coastal-inspired feel, complemented by updated flooring, trim, new interior doors and nicely updated bathrooms. The spacious primary bedroom offers a walk-in closet and a generous ensuite bathroom, creating a comfortable retreat separate from the additional bedrooms. Pride of ownership is evident throughout, with numerous upgrades completed in recent years, including 30 year shingles, extended eaves, triple pane windows, pressure treated upper and lower decks, fresh paint, and more—allowing you to move in with confidence.

Outside, the property continues to impress with ample parking for multiple vehicles, RV parking, and great privacy to enjoy the outdoors. Mature trees and high fencing create a peaceful outdoor retreat featuring both an upper and expansive lower entertaining deck with an additional shaded lower area under the trees, to enjoy the summer months to its fullest. A standout feature of this property is the impressive 28'6" x 21'5" detached powered workshop, complete with a concrete slab floor and double doors, making it ideal for storing recreational vehicles, outdoor toys, a home gym, or the ultimate hobby space.

Move-in ready and located in a great neighbourhood, this home offers exceptional value for families and anyone seeking a well cared for property in a prime location.

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

Upgrades: Hot Water Tank (2025), Pressure Treated Upper Deck (2022) & Lower Deck (2020), Fridge (2020), Pex (2019), Propane Furnace (2019), Roof & Extended Eaves (2017), Triple Pane Windows - Warranty still in place (2016), Washer & Dryer (2015).



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