



113 HERRIMAN ROAD
Range Lake, Yellowknife
\$479,900

MLS®:	6816
Bedrooms:	2 x 1 Bedroo
Full Baths:	2
Fuel Type:	Oil (3329L)
Fireplaces:	Fireplace
Lot Size:	7,007SqFt
Storage:	Shedx2
Year Built:	1991
Construction:	Stick Built

Type:	House
Bathrooms:	2 x 1 Bathro
Heating:	Boiler
Taxes:	\$4,693.83 2026
Square Feet:	1,485SqFt
Parking:	Triple Gravel
Basement:	Crawlspc
Style:	Detached



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CENTURY 21
 Prospect Realty



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ABOUT THIS PROPERTY

Opportunity knocks at 113 Herriman Road! Whether you're looking to expand your investment portfolio, offset your mortgage with rental income, or explore the growing short-term rental market, this stick-built duplex offers exceptional flexibility in a prime Range Lake location.

The property features two fully self-contained 1-bedroom, 1-bathroom suites, each with its own secure entrance, private kitchen, bathroom, laundry, and storage, allowing tenants to enjoy complete independence.

Apartment 1 offers a spacious bedroom with a full ensuite, a cozy wood-burning fireplace, a dedicated laundry and storage room, and an open kitchen and dining area that opens into a fully fenced backyard. Backing directly onto Range Lake North School, the yard provides privacy and convenience, while two generously sized storage sheds offer plenty of room for seasonal equipment and outdoor gear.

Apartment 2 is equally inviting, featuring a bright one-bedroom layout, a spacious bathroom complete with a relaxing jetted soaker tub, a stacked washer and dryer, a large storage closet, and a fully equipped kitchen designed for comfortable everyday living.

Ideally situated close to Stanton Territorial Hospital, shopping, schools, and amenities, this property is well-positioned to attract long-term tenants or short-term guests alike.

A versatile income property in one of Yellowknife's most convenient neighbourhoods—113 Herriman is ready for its next owner.

