



315 BELLANCA AVENUE

All Areas, Yellowknife

\$309,900

MLS®:	6817
Bedrooms:	2
Fuel Type:	Oil Furnace & Propane Heater In Entry
Balcony/Patio:	Rear Deck
Lot Size:	3,579 sqft
Storage:	Storage Shed
Construction:	Manufactured

Type:	House
Bathrooms:	1
Taxes:	\$1,386.19 (2026) + \$283.67/month LI
Square Feet:	1000 sqft
Parking:	Gravel, Multi-Vehicle
Style:	Single Family Detached
Foundation:	Wood Blocking



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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

This well priced 2 bedroom, 1 bathroom has undergone extensive renovations since 2018, and is ready for a new owner to call it home.

With tasteful, modern touches throughout, this home offers a light and airy, making a perfect starter home, someone simply looking to downsize or would make a wonderful income property.

The backyard offers a good sized deck with an added privacy wall and storage storage shed.



Upgrades Include: Siding & Insulation (2020), Butcher Block Kitchen Counters (2020), Closet doors (2020), PVC windows (2019/20), Shingles (2019), Drywall (2019), Flat white ceilings (2019), PEX plumbing (2018), Stainless steel appliances incl. Gas Range w/ Grill (2018), Flooring & Trim (2018), Bathroom Reno (2018), and more!

Price Includes: Fridge, Stove, Diswasher, Washer, Dryer, and Shed.

**Photos are from 2021*

***Northlands has a local improvement fee of \$283.27/month for 14 years remaining.*



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