



113 WILKINSON CRESCENT

Range Lake, Yellowknife

\$469,900

MLS®:	6856
Bedrooms:	3
Full Baths:	2
Fuel Type:	Oil (\$3800/Year)
Fireplaces:	Woodstove
Square Feet:	1,216 SqFt
Parking:	Triple+ +Gravel
Year Built:	1992
Construction:	Manufactured

Type:	House
Bathrooms:	2
Heating:	Oil Furnace
Taxes:	\$4,119.97
Balcony/Patio:	300SqFt
Lot Size:	8,105 SqFt
Storage:	Shed 16x20
Style:	Single Family Detached



Dwayne Simmons

Salesperson

867-445-8380

dwayne.simmons@century21.ca

<https://www.century21yk.ca>

CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Tucked onto a small bump-out along Wilkinson Crescent, this affordable modular home offers an excellent opportunity for buyers looking for space, storage, and plenty of future potential. Sitting on a generous 8,100 sq. ft. pie-shaped lot, there is room to enjoy the property as it is today while leaving plenty of possibilities for future development—including the addition of a garage.

Inside, the home features a partially open-concept main living area with a functional layout. Two bedrooms and a full bathroom are located at one end of the home, while the spacious primary bedroom is tucked away at the back and offers a walk-in closet and its own full ensuite. There is also an abundance of storage, including a 16' x 20' workshop, plus additional storage space underneath the home that has been converted for added convenience.

The home has seen several important updates, including a new roof in 2021 and triple-pane windows and doors installed in 2025, providing improved efficiency and comfort. The owner has also replaced the former fireplace with a woodstove, adding a cozy focal point to the living space.

Outside is where this property really stands out. The oversized pie-shaped lot provides tons of room for parking, recreational toys, storage, gardening, or a future garage development. Whether you're looking for an affordable home with room to grow or a property where you can add value over time, 113 Wilkinson Crescent offers a great combination of space, updates, and potential.

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

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



CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6



Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license. Independently Owned and Operated. ®/trademarks owned by Century 21 Real Estate LLC used under license or authorized sub-license. © 2016 Century 21 Canada Limited Partnership