



NEW LISTING



124 BORDEN DRIVE
Range Lake, Yellowknife
\$424,900

MLS®:	6870
Bedrooms:	3
Full Baths:	2
Fuel Type:	Propane (Approx \$3200 Annually)
Square Feet:	1216
Parking:	Triple Gravel
Style:	Single Family Detached

Type:	House
Bathrooms:	2
Heating:	Forced Air Furnace
Taxes:	\$2,898.24 in 2026
Lot Size:	6759 SqFt
Year Built:	1989
Construction:	Manufactured



Dwayne Simmons

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CENTURY 21.
Prospect Realty



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ABOUT THIS PROPERTY

If you're looking for a truly turn-key home, 124 Borden may be the perfect option. Over the past two years, the current owner has completed an impressive overhaul, updating the home's major systems and giving it a fresh, modern feel throughout. The upgrades include new shingles, new windows, a propane furnace, and PEX water lines, providing peace of mind for years to come.

Inside, the transformation continues with beautifully refreshed bathrooms, fresh paint, updated flooring, and thoughtful cosmetic improvements that make the home feel clean, bright, and move-in ready. Outside, a new pressure-treated deck provides a great space to enjoy the warmer months, while fresh exterior paint has given the home significantly improved curb appeal.

The home has been successfully operated as an Airbnb for the past year, demonstrating its versatility and income potential. Whether you're looking for a turnkey investment, an income-producing property, or simply a well-updated starter home where you can move in and enjoy, 124 Borden is worth a look. All the major work has been done—now it's ready for its next owner.

Call Dwayne Today To Book a Showing (867)445-8380

Included Items: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

