



NEW LISTING



226 BORDEN DRIVE

Range Lake, Yellowknife

\$399,900

MLS®:	6872
Bedrooms:	4
Full Baths:	2
Fuel Type:	Oil
Square Feet:	1216 qFt
Parking:	Single Gravel
Year Built:	1990
Construction:	Manufactured

Type:	House
Bathrooms:	2
Heating:	Forced Air Furnace
Taxes:	\$3,049.41 for 2026
Lot Size:	6609SqFt
Storage:	underneath home
Style:	Single Family Detached



Dwayne Simmons

Salesperson

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CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6



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ABOUT THIS PROPERTY

Welcome to 226 Borden, a well-maintained 3-bedroom, 2-bathroom home that has been lovingly cared for by its long-time owner. Built on steel piles and thoughtfully maintained over the years, this home offers a practical layout, important system upgrades, and a location that is especially appealing for families.

The main living area features an open-concept design that creates a comfortable flow between the living room, dining area, and kitchen, while the bedrooms and bathrooms are thoughtfully positioned at either end of the home. The layout provides both a great sense of openness and separation between the main living spaces and private areas.

The current owner has completed several significant updates, including a new roof in 2016, replacement of all windows by 2014, and the installation of PEX water lines in 2016. The home is currently heated by oil, with a propane conversion likely to be completed by the new purchaser. A fuel tank credit will be provided to assist with the transition.

Outside, the property backs directly onto Range Lake School. While the yard itself is primarily bedrock, the easy access through the rear fence opens up an incredible extension of usable outdoor space, with the Range Lake school field and playground essentially becoming an extension of the backyard for the kids to enjoy. It is a location that offers a unique combination of convenience, recreation, and family-friendly living.

If you're looking for a solid home with a proven history of care, an excellent floor plan, and a location that puts schools and outdoor play right outside your back door, 226 Borden is worth a closer look.

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

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



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