

NEW LISTING



3 BUTLER ROAD

Range Lake, Yellowknife

\$399,900

MLS®:	6876
Bedrooms:	4
Full Baths:	1
Heating:	Forced Air Furnace
Taxes:	\$3,902.61 for 2026
Square Feet:	1440SqFt
Storage:	understairs
Year Built:	1995
Construction:	Stick Built

Type:	Townhome
Bathrooms:	2
Half Baths:	1
Fuel Type:	Oil (\$4200 Annually)
Maintenance:	\$550/Month
Lot Size:	N/A
Rear Exposure:	Greenspace/400SqFt fenced yard
Style:	Townhome



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CENTURY 21
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ABOUT THIS PROPERTY

Welcome to 3 Butler Road — a well-maintained two-storey townhome offering comfort, functionality, and a location that makes everyday life easy. Ideally situated close to schools, shopping, restaurants, and a variety of amenities, this home is a great opportunity for families, first-time buyers, or anyone looking for a move-in-ready property in a convenient location.

One of the first things you'll notice is the newly constructed front deck, extended across the full front of the home. It creates a fantastic outdoor space to sit back, enjoy the evening summer sun, and unwind at the end of the day. Inside, the welcoming foyer features a spacious closet for coats, boots, and seasonal gear, while additional under-stair storage makes excellent use of every available inch of space.

The main floor offers a bright and comfortable living area with beautiful hardwood flooring throughout, creating a warm and inviting feel. The well-appointed kitchen is both practical and functional, featuring crisp white cabinetry, a tile backsplash, and a convenient pantry providing plenty of additional storage.

Upstairs, this home offers something particularly special — a rare fourth bedroom, a feature typically found only in the end units within this complex. Whether you need additional bedrooms for a growing family, a home office, guest space, or a dedicated hobby room, this extra room provides valuable flexibility that is hard to find.

The home has also seen important updates from a systems perspective. The furnace was replaced approximately in 2020, the hot water tank was replaced in 2024, and the large front and rear windows were upgraded to triple-pane PVC windows approximately four years ago, providing improved efficiency and comfort.

With its excellent location, functional layout, valuable storage, rare four-bedroom configuration, outdoor space, and important mechanical updates already completed, 3 Butler Road is a home that offers plenty of practical value and is ready for its next owners.

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

Condo Fee Includes: Reserve fund, Building Insurance, Garbage Removal, Care of Common Areas

