



NEW LISTING



137 ARDEN AVENUE

Range Lake, Yellowknife

\$779,900

MLS®:	6881
Bedrooms:	5
Full Baths:	3
Fuel Type:	Oil (\$4860)
Fireplaces:	Pellet Stove (1.5 Pallets per year)
Square Feet:	2,545 SqFt
Parking:	Double Paved
Rear Exposure:	South

Type:	House
Bathrooms:	3
Heating:	Boiler
Taxes:	\$5,618.55 for 2026
Balcony/Patio:	264SqFt
Lot Size:	6,759SqFt
Storage:	Double Garage
Year Built:	1985
Construction:	Stick Built



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CENTURY 21
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5124 48 Street
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ABOUT THIS PROPERTY

Welcome home to 137 Arden, a fantastic 5-bedroom, 3-full-bath home offering the space, functionality, and outdoor living that families are looking for. With great curb appeal, a large double garage, and a thoughtful layout spread across multiple levels, this home has plenty of room for everyone to enjoy their own space.

The upper level is the heart of the home, featuring three bedrooms along with a generous kitchen, which has been refreshed by the current owners, and a dining area. From here, garden doors open onto the impressive 12' x 24' back deck, creating an ideal extension of the living space during the warmer months. The south-facing, fully fenced backyard is a true highlight, especially for those who want to maximize their summer sunshine. Whether you're entertaining, watching the kids play, or simply enjoying a quiet evening outdoors, this backyard offers plenty of opportunity.

The main living level provides a comfortable formal living area, while the lower level adds even more flexibility with a spacious family room, two additional bedrooms, and a full bathroom. The family room gives the kids a space of their own or provides an excellent area for movie nights, games, hobbies, or relaxing with family and friends.

This home has also benefited from numerous upgrades and improvements over the years. The roof was replaced in 2014, PVC windows and the main entry door were updated in 2004, and all three bathrooms were renovated in 2017. The boiler was replaced in 2017, French doors were added to the back deck in 2018, and the back deck and stairs were completed in 2013. Additional improvements include an insulated garage door and separate person door installed in 2005, family room carpeting in 2018, and a new front deck and steps along with painted cedar siding in 2019. A pellet stove, added in 2009, provides an additional source of heat and a cozy focal point for the family room.

With five bedrooms, three full bathrooms, multiple living spaces, a large double garage, and a sunny south-facing backyard, 137 Arden checks a lot of boxes for the growing family. Combine that with its attractive curb appeal and extensive list of updates, and you have a home that is ready to welcome its next owners.

Included Items: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Openers



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