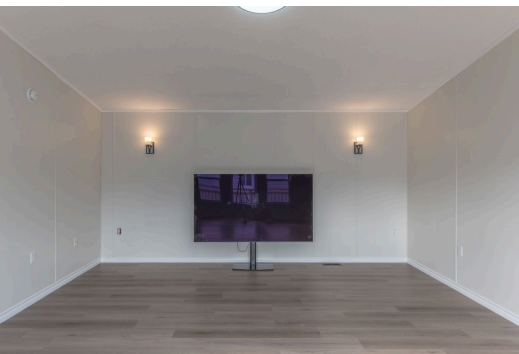




136 DEMELT CRESCENT

Range Lake, Yellowknife

\$529,900

MLS®:	6885
Bedrooms:	3+Den
Full Baths:	2
Fuel Type:	Propane
Balcony/Patio:	150SqFt
Lot Size:	5,973SqFt
Year Built:	2003
Construction:	Manufactured

Type:	House
Bathrooms:	2
Heating:	Forced Air Furnace
Taxes:	\$3,449.56 for 2026
Square Feet:	1,480SqFt
Parking:	Double Paved
Style:	Single Family Detached



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ABOUT THIS PROPERTY

Welcome to 136 Demelt Crescent, a well-positioned almost 1500SqFt home located on one of Yellowknife's better streets when it comes to bedrock being close to the surface. Situated on a pie-shaped lot, this property offers plenty of room for parking, outdoor storage, toys, or even future garage development—giving you flexibility that is hard to find.

Inside, the home has received a number of recent updates that give it a fresh and modern feel. New vinyl-top laminate flooring runs throughout the home, while updated doors and hardware add a clean finishing touch. The kitchen has also received a thoughtful refresh, with painted cabinetry, new hardware, updated countertops, and a new backsplash bringing new life to the space.

At the front of the home, you'll find a versatile secondary living area that provides additional space for a family room, home office, or potentially a fourth bedroom if needed. The propane furnace was converted in 2018 along with Hot water on demand, and most of the lighting throughout the home has been upgraded to LED, helping improve efficiency.

With its spacious layout, recent updates, excellent bedrock conditions, and pie-shaped lot offering plenty of parking and future development potential, 136 Demelt Crescent is a property that offers both immediate comfort and long-term opportunity.

