



108 GWILLIAM CRESCENT

Range Lake, Yellowknife

\$599,900

MLS®:	6896
Bedrooms:	4
Full Baths:	2
Fuel Type:	Oil (1228L)
Fireplaces:	Pellet Stove
Square Feet:	1,804SqFt
Parking:	Triple Gravel
Rear Exposure:	South
Style:	Single Family Detached
Roof:	2008

Type:	House
Bathrooms:	2
Heating:	Forced Air Furnace
Taxes:	\$4,588.39
Balcony/Patio:	200 Sqft
Lot Size:	6,318 SqFt
Storage:	Shed
Year Built:	1995
Construction:	Manufactured w/ Addition



Dwayne Simmons

Salesperson

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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to 108 Gwilliam Crescent, a well-cared-for family home nestled in a highly sought-after area of town. Lovingly maintained by long-time owners, this inviting property offers approximately 1,800 square feet of comfortable living space, including a thoughtfully designed 600-square-foot addition.

From the moment you step inside, the warm and welcoming entryway sets the tone for a home that blends comfort with modern style. Neutral tones and grey laminate flooring flow throughout, creating a fresh, cohesive feel. The bright kitchen is both functional and inviting, featuring a large island that provides plenty of space for meal prep, casual dining, or entertaining.

The family room is a standout space, complete with an electric fireplace and a rustic-inspired feature wall with mantle and TV, creating a cozy setting for relaxing with family and friends. The spacious addition also provides a fourth bedroom, making this home an excellent option for a growing family, guests, or those looking for additional flexibility. The pellet stove is located in a great location to keep winter heating costs down.

With four bedrooms and two full bathrooms, including two updated bathrooms, there is plenty of room for everyone to enjoy their own space.

Step through the back door and discover a fantastic south-facing backyard designed for outdoor enjoyment. The fully fenced yard features well-maintained grass, a large deck, and a pergola area tucked toward the back — an ideal setup for summer gatherings, morning coffee, or relaxing evenings outdoors. The large backyard shed offers excellent additional storage and is currently set up as a man cave/workshop, providing even more versatility for the next owner.

Combining thoughtful updates, generous living space, a functional addition, and an inviting outdoor retreat, 108 Gwilliam Crescent is a home that offers the space and comfort families are looking for. A wonderful opportunity for fall buyers who have waited all year for the perfect home — this one is sure to attract attention!

Call Dwayne today for a viewing (867)445-8380

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



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