



22 - 494 RANGE LAKE ROAD

Range Lake, Yellowknife

\$529,900

MLS®:	6911
Bedrooms:	4
Full Baths:	3
Heating:	Forced Air Furnace
Taxes:	\$6,080.77 for 2026
Square Feet:	2,000 SqFt
Parking:	Double Paved
Year Built:	2004
Construction:	Stick Built

Type:	Townhome
Bathrooms:	4
Half Baths:	1
Fuel Type:	Oil (approx 2600L/year)
Maintenance:	\$560/Month
Lot Size:	N/A
Storage:	Garage
Style:	Townhome



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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to this spacious three-level townhouse in the desirable Range Lake area, offering approximately 2,000 sq. ft. of above-ground living space. Conveniently located within walking distance of St. Joseph School, grocery stores, shopping, and the hospital, this home is also directly across from a playground and soccer field—an ideal setup for families with active children.

The main level features a welcoming mudroom, a heated single-car garage, and a versatile office or fourth bedroom, along with an additional bathroom and mechanical room. The second level offers a bright, open-concept living space with white kitchen cabinetry, large windows on both sides of the home, and plenty of natural light. A convenient two-piece powder room and laundry area complete this level.

Upstairs, you'll find three bedrooms, including a spacious primary bedroom with a walk-in closet and private three-piece ensuite. With a functional layout, generous living space, and a location close to everyday amenities, this townhouse is an excellent option for families or buyers looking for a comfortable home in a convenient neighbourhood.

The condominium corporation has also been responsibly managed, with a healthy reserve fund in place, providing added confidence for prospective owners. New roof to be completed next year as well!

Included Items: Fridge, Stove, dishwasher, washer, Dryer, Garage door opener

Condo Fee includes: Reserve fund, building Insurance, snow removal, Garbage removal



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