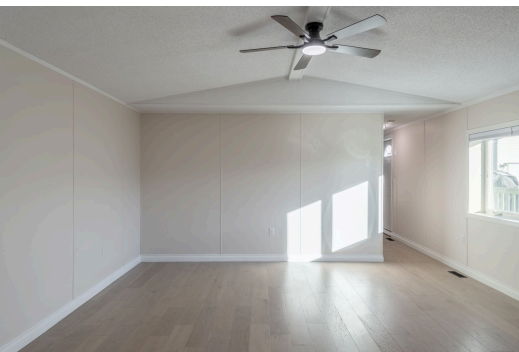




162 BORDEN DRIVE
Range Lake, Yellowknife
\$489,900

MLS®:	6917
Bedrooms:	3
Full Baths:	2
Fuel Type:	Oil
Square Feet:	1,400 SqFt
Parking:	Quadruple Gravel
Year Built:	1990

Type:	House
Bathrooms:	2
Heating:	Furnace
Taxes:	\$3,606.08 (2026)
Lot Size:	6,734 SqFt
Storage:	8 x 8 Shed



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CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Enjoy an unbeatable family-friendly location backing directly onto Range Lake North School and just minutes from Walmart, Tim Hortons, parks, and everyday amenities. This well-maintained 3-bedroom, 2-bathroom manufactured home offers approximately 1,400 sq. ft. of comfortable living space on a spacious lot, combining convenience, value, and peace of mind.

The home has seen numerous important upgrades over the years, including a hot water tank (2022), major renovations (2021) featuring shingles, triple-pane windows, siding, Energy Wall insulation, updated electrical, and new appliances, a furnace replacement (2017), circulation pump (2014), and fiberglass fuel tank (2013). Situated on a steel pile foundation to bedrock, the property offers long-term stability and durability.

Inside, you'll find bright and functional living spaces, an inviting layout, updated finishes, and a skylight that brings natural light into the home. The large deck provides plenty of room for entertaining and outdoor enjoyment, while ample parking, a covered portable garage and a 8 x 8 storage shed add everyday practicality.

A recent pre-sale inspection found the home to be in overall good condition, noting that the interior has been well maintained and improvements appear to have been completed professionally. With the major updates already completed and immediate possession available, this move-in-ready property is an excellent opportunity for families, first-time buyers, or anyone looking to enjoy one of Yellowknife's most convenient neighbourhoods.



Recent Updates & Features

- 2022 Hot Water Tank
- 2021 Major Renovations: Shingles, Triple-Pane Windows, Siding & Insulation, Major Appliances
- 2017 Oil Furnace
- 2014 Circulation Pump
- 2013 Fiberglass Fuel Tank
- Steel Pile Foundation to Bedrock
- Large Deck & Storage Shed
- Large portable garage for covered parking and extra storage
- Quadruple Gravel Parking
- Backs Directly Onto Range Lake North School Grounds
- Pre-Sale Home Inspection On File