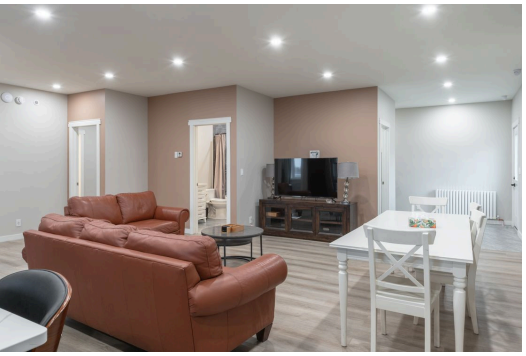








9 SPENCE ROAD

Range Lake, Yellowknife

$979,900

MLS®:	6926
Bedrooms:	5
Full Baths:	4
Taxes:	5,640.29
Square Feet:	2,800 Sqft
Parking:	Double Paved
Rear Exposure:	South
Year Built:	2025
Construction:	Stick Built

Type:	House
Bathrooms:	4
Fuel Type:	Propane
Balcony/Patio:	1500SqFt
Lot Size:	5,640 Sqft
Storage:	Garage
Storeys:	2
Style:	Mutli Family



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ABOUT THIS PROPERTY

Welcome to 9 Spence Road, a newly built family home located on one of Yellowknife's newest streets. Thoughtfully designed and constructed above and beyond typical northern building practices, this property offers an impressive combination of modern living, energy efficiency, and functional space.

The shared entry provides convenient access to the mechanical room, garage, and both living units. The garage features an oversized 10-foot overhead door, allowing plenty of room for virtually any vehicle. The lower-level suite offers two generously sized bedrooms, each with its own full bathroom, making it an ideal setup for extended family, guests, or additional income potential.

Upstairs, you'll find a bright, open-concept main living space designed for comfortable everyday living and entertaining. The kitchen has tons of storage and a large, energized island, with matching stainless steel appliances. Ceramic tile flooring in the kitchen and bathrooms, while the spacious primary bedroom offers an impressive walk-in closet area and a modern ensuite complete with his-and-hers sinks. Backlit mirrors are featured throughout the home, adding a stylish contemporary touch.

The home's construction and mechanical systems have been carefully considered, with an efficient mechanical room and durable metal exterior siding that provides additional insulation value. Built with northern conditions in mind, this home goes above and beyond standard northern building practices.

And then there's the back deck! One of the largest residential decks you're likely to find, this incredible outdoor space is perfect for summer entertaining, family gatherings, and hosting those unforgettable backyard parties. With all-day summer sunshine, it is sure to become one of the favourite spaces in the home.

A newly built property offering modern finishes, excellent functionality, additional living space, and impressive northern construction. 9 Spence Road is a fantastic opportunity to enjoy a home that has been built with both comfort and practicality in mind.

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