



5624 50A Avenue

Well maintained 6 bedroom, 3 bathroom split-level home located minutes from the downtown core in a well-established and sought-after neighbourhood. This 2006 sqft home backs onto greenspace and features a beautifully manicured front lawn with flower beds.

The upper level offers 1,100 sqft of living space with 3 bedrooms including the primary, which features a 2-piece ensuite and double closet with built-in cube organizers. Bright living room with pellet stove and a spacious updated kitchen with stainless steel appliances, modern cabinets, backsplash, and under cabinet lighting.

The lower level has 906 sqft of finished space including a large family room with pellet stove and pot lighting, 3 additional bedrooms, a full bathroom, and a combined laundry/mechanical/storage area.

Upgrades Includes:

- Propane Furnace (2024)
- Kitchen (2010)
- All outer walls spray foamed excluding laundry room (2010)
- Lower level bathroom renovation(2025)
- Electrical panel and service (2009)
- 30 year shingles (2003)

Price Includes: fridge, stove, dishwasher, microwave, freezer, washer & dryer, shed.

Property Tax: \$3,451 (2024) **Fireplace:** 2 x pellet stove (21/2 pallets)

Construction: Single Family **Heating:** Forced Air & Propane

Foundation: Concrete **Parking:** Gravel Driveway

Roof: Asphalt Shingles **Basement:** Finished




\$650,000

Kim Knutson BROKER OF RECORD/OWNER/REALTOR®

(867) 444-3993 Cell (867) 873-2700 Office

kim.knutson@remaxyk.ca

www.REMAXYK.ca

RE/MAX North of 60 Realty

341 A Old Airport Road

Yellowknife, NT X1A 3T4

