



4921 46 Street

This move-in ready triplex offers three fully permitted suites with separate entrances an ideal income-generating property.

The upper-level Suite #1 features a beautifully renovated 3-bedroom, 1-bath layout, perfect for families. Suite #2 is a 1-bedroom, 1-bath unit with 10' ceilings, a newer kitchen and bathroom (2017), plus updated appliances including washer/dryer and stove (2018). Suite #3 is a freshly painted 1-bedroom, 1-bath unit. All suites include private laundry, and convenient boot rooms/storage areas.

Major upgrades include fencing and landscaping (2016), refinished siding, roof and eavestroughs (2014), a new propane boiler (2019), and propane tank heaters (2020).

Additional income potential with three 5x5 tenant storage units and a 25x20 shop space. Revenue of \$6,500/month located in a prime location is turn-key for investors!

Year Built: 1974

Foundation: Concrete

Property Tax: \$5,013 (2025)

Heating: Propane

Construction: Triplex

Parking: Paved Drive



\$789,900

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