



## 207 Magrum Crescent

Welcome to 207 Magrum Crescent this 3-bedroom, 2-bath home offers comfort, space, and functionality. The bright and spacious kitchen features abundant windows that fill the home with natural light and flows seamlessly into the open-concept living area, creating the perfect space for everyday living and entertaining.

The home offers two well-sized bedrooms, a full main bathroom, and a generous primary suite complete with a walk-in closet and private ensuite. Step outside to enjoy the extra-large deck, an ideal space for summer barbecues, outdoor dining, and gatherings with family and friends.

A standout feature of this property is the large heated workshop, offering endless possibilities as a hobby space, workshop, home gym, or family hangout area.

Numerous upgrades have already been completed, including: Windows (2016), Exterior Doors (2024), Siding (2016) Deck (2025).

The purchase price includes the fridge, stove, dishwasher, washer, dryer, & shop fridge.

**Year Built:** 1995

**Heating:** 2,371 L Oil

**Property Tax:** \$3,621.21 (2026)

**Parking:** Gravel Drive; RV Parking

**Construction:** Manufactured

**Storage:** Shed

**Foundation:** Steel Piles

**Basement:** Crawl Space



**\$434,900**

**Tanya Kearney**

**REALTOR®**

(867) 446.6016 Cell

(867) 873.2700 Office

tanya.kearney@remaxyk.ca

www.REMAXYK.ca

**RE/MAX North of 60 Realty**

341 A Old Airport Road

Yellowknife, NT X1A 3T4

