







509 RANGE LAKE ROAD

Range Lake, Yellowknife

$399,900

MLS®:	6929
Bedrooms:	3
Full Baths:	1
Heating:	Forced Air
Taxes:	$3,891.63 (2026)
Square Feet:	1,557.40 sq ft
Parking:	Single Garage
Style:	Townhouse
Hot Water Tank:	2021

Type:	Townhome
Bathrooms:	3
Half Baths:	2
Fuel Type:	Propane ($3,616.85 - 2025)
Maintenance:	$700
Lot Size:	N/A
Year Built:	1990
Construction:	Stick Built



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CENTURY 21
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ABOUT THIS PROPERTY

Discover comfortable, versatile living at 509 Range Lake Road! Offering over **1,500 sq. ft. of living space**, this updated three-bedroom three-bathroom home combines practical design, inviting interiors and the flexibility to accommodate your changing lifestyle.

Spread across three levels, the home features updated flooring throughout. Durable **vinyl flooring** adds a modern, cohesive look to the main living areas and lower stairways, while soft **carpeting (2024)** brings warmth and comfort to the third-floor bedrooms and staircase leading up to the bedrooms. **Tile** flooring in the bathrooms provides a practical finishing touch.

The main living level offers welcoming spaces for relaxing, dining and gathering with family and friends. The kitchen features **stainless steel appliances**, **laminate countertops** and a functional layout designed for everyday convenience.

Three bedrooms on the upper level provide comfortable private retreats, while **one full bathroom and two half bathrooms** (one **en-suite** and the other on the second floor) offer added convenience throughout the home.

One of the property's most appealing features is the **versatile first-floor flex room**. Whether you envision a dedicated home office, personal gym, guest bedroom, recreation room or creative workspace, this adaptable area offers plenty of possibilities.

An **attached single-car garage** provides extra storage space or sheltered parking and everyday convenience, especially during Yellowknife's colder months. At the rear of the home, a compact outdoor space offers a spot to enjoy fresh air, unwind or add your own personal touches without the upkeep of a large yard.

Conveniently located on Range Lake Road, with access to shopping, schools, recreation and everyday amenities, this home brings together comfortable living and a practical location.

Explore the virtual tour or contact your REALTOR® or myself at **867-447-3622** to arrange a private viewing today!!

Condo fees $700 include: reserve fund, building insurance, maintenance of common areas, snow & garbage removal, exterior building maintenance, property management

Included Items: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

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