

WELCOME TO  
4906 46 STREET  
\$409,900

5702

SHANE BENNETT

WORK 867.669.2105

CELL 867.446.1622



ROOM SIZES

Living Room 11.4 X 13.9	Dining Room 8.2 X 13.9	Kitchen 9.11 X 11.11			<b>BATHS</b>	1 Full
Primary Bedroom 9.5 X 10.6	Bedroom 9.3 X 10.5				Storage	Basement Crawl Space
Mud Room 5.3 X 9.4				Make: Model: Serial #:	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 960	Lot Size 5000
Annual Cost	Walls: R 12	Age 1949	Garage
Litres Over Last 12 Mo.	Floor: R	Lot 3    Block 67    Plan 69	Parking Gravel
	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

This 2 bedroom, 1 bath home is well positioned within Yellowknife's downtown, as it is conveniently close to amenities and services, and yet it has the additional and unique benefit of being on a low traffic street as well. You will enjoy the ease of having a grocery store, medical clinic, banks, and many restaurants all within walking distance. If you work downtown, then you will further appreciate the privilege of comfortably walking between your home and workplace, especially in colder temperatures. Also, you will avoid paying for costly downtown parking as part of this lifestyle!

This fully fenced home has a very large front yard (accompanied with mature trees) and deck off the main door. The front yard is a suitable area for gardening, having additional outdoor space for your pets to enjoy, and just for taking in the sun on a warm day! On the side of the home, you will find a gardening shed and storage shed, so you will have extra room to store your outside tools, toys, and equipment. As well, you will enjoy the private backyard, your two parking spaces, and the double gate allows the opportunity for larger toys to be brought into the yard.

When you enter the house, you will feel at home within the cozy atmosphere of the living space, which is further inviting with the presence of the woodstove (WETT certified – 2022). You will be further impressed with the kitchen, as it has a new stainless steel fridge (2023) and stove (2022), and washer and dryer (both 2024), and this space features a portable dishwasher too. The larger bedroom has the desirable space for a king-sized bed and the bathroom has had additional storage shelves installed for your convenience. Between the mudroom at the back of the house and the heated basement crawlspace, you will have ample interior storage space as well. If you're looking for an affordable, quiet space in Yellowknife's downtown, then call or text Shane at (867) 446-1622 for more details!

Furnace serviced regularly, Hot Water Tank (2019), and Oil Tank (2022).

**Price Includes:** Fridge, Stove, Washer, Dryer, Portable Dishwasher, Wood Stove, all window coverings, Gardening Shed, and Storage Shed.

FOUNDATION

Wood

PROPERTY TAXES

Amount/yr \$2842.69 2023

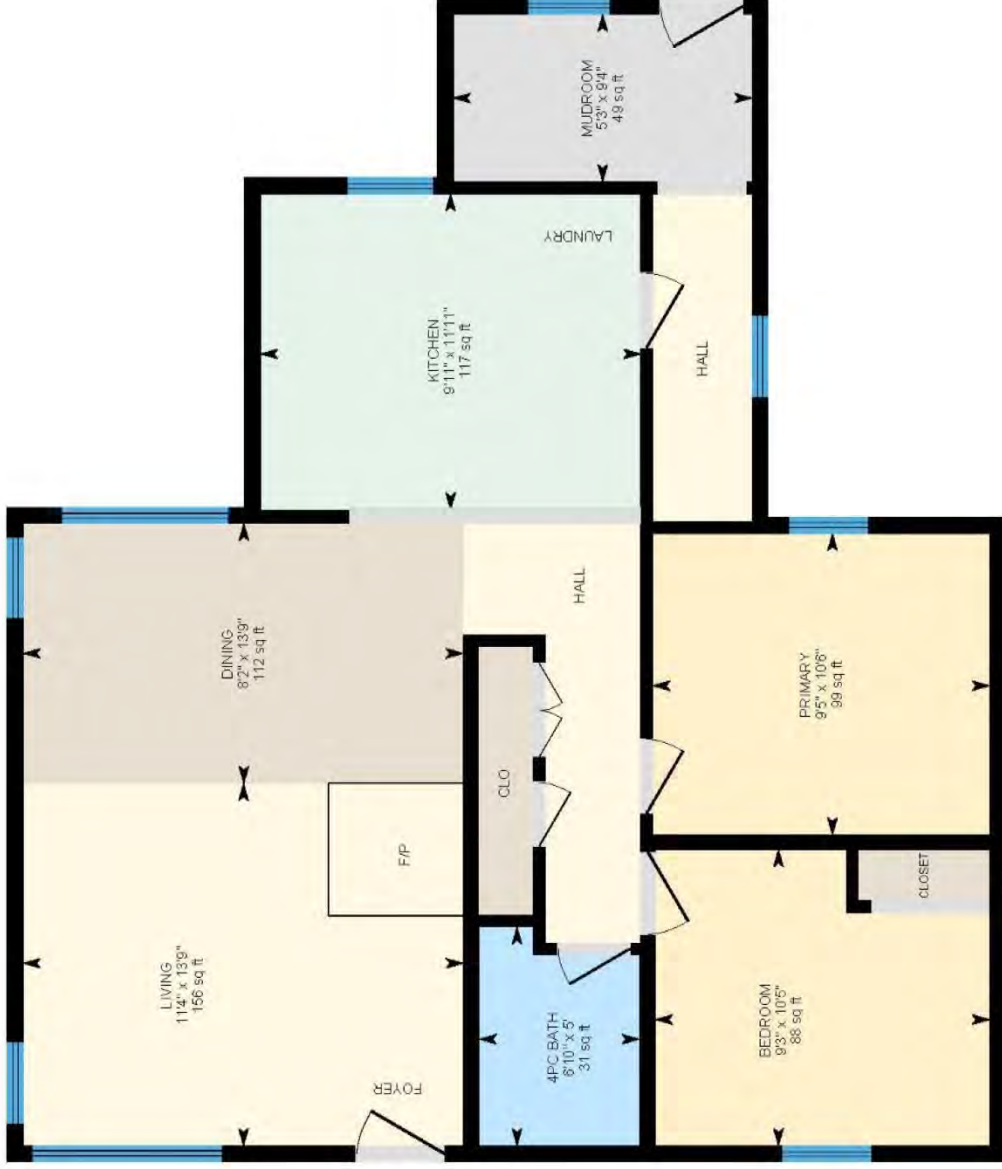
Tenure Fee Simple

Fees

Area Downtown

# 4906 46th St, Yellowknife, NT

1st Floor



PREPARED: 2024/03/08



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



