

WELCOME TO

155 RIVETT CRESCENT

\$875,000

5731

SHANE CLARK

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ROOM SIZES

Living Room 18.11 X 19.7	Dining Room 11.3 X 13.7	Kitchen 11.3 X 16.11	Office 9.4 X 12.10		BATHS	1-4pc, 1-4pc Ensuite
Primary Bedroom 16.1 X 17.4	Bedroom 12 X 11	Bedroom 12.2 X 12.9			Storage	Basement Full - Partially Finished
Rec. Room 41.1 X 42.11	Laundry 6.5 X 9.6	Utility Room 18.1 X 36.7		Make: Model: Serial #:	Foyer / Entry 8.10 X 15.5	Deck Walkout

HEAT

INSULATION

BUILDING

LOT

Type OIL INFLOOR	Ceiling: R 40	Sq. Ft. 2140	Lot Size 14575
Annual Cost	Walls: R 20	Age 1998	Garage 25 X 27
Litres Over Last 12 Mo. 5975 L	Floor: R	Lot 107	Parking For Everything 150' Asphalt
	Skirting: R	Block 555	
		Plan 2134	Unit

SPECIAL FEATURES /FURNISHINGS:

Introducing an extraordinary residence that epitomizes luxury living in Yellowknife, 155 Rivett Crescent stands as a pinnacle of architectural excellence. Nestled adjacent to the coveted Rivett Crescent bubble, this remarkable 2100 square foot bungalow sets the standard for design and amenities. Sitting on an expansive 14,500 square foot lot, this home commands attention with its impressive 90 feet of lot frontage and a majestic 150-foot paved driveway leading to the entrance. Beyond the impressive front of the home lies a meticulously designed interior adorned with exquisite details and superior finishes.

Upon entry, a gracious formal foyer welcomes you into the expansive living spaces, featuring soaring 9-foot ceilings, crown moldings, and an open layout that seamlessly flows from room to room. The heart of the home is the custom redesigned and remodeled kitchen, boasting floor-to-ceiling cabinetry, illuminated upper cabinets, and top-of-the-line appliances including a double wall oven, built-in microwave, and full-size fridge/freezer. The kitchen also offers a charming window overlooking the lane, perfect for keeping an eye on arrivals and outdoor activities.

Adjacent to the kitchen, the dining area opens onto a tranquil outdoor space through garden doors, offering serene views of the private treed area towards Range Lake. Make sure to check out the access to snowmobile trails that lead to both Great Slave and Fred Henne. The primary bedroom retreat is a sanctuary of comfort, featuring a spacious walk-in closet and a luxurious ensuite with a glass-enclosed shower and a stunning double vanity with quartz countertop.

Completing the living quarters are two additional bedrooms with high vaulted ceilings, a versatile office space ideal for remote work, and a full basement offering endless possibilities for recreation and storage. The expansive garage, measuring 25 x 27 feet with vaulted ceilings, provides ample space for automotive enthusiasts and hobbyists alike, while the adjacent laundry area offers convenience and functionality.

Experience living at 155 Rivett Crescent, where location converges with an extraordinary lifestyle opportunity. Schedule your private viewing today and prepare to be captivated by the sheer brilliance of this exceptional property.

Price Includes: Fridge/Freezer, double wall oven, microwave, dishwasher, washer/dryer, all window coverings, 3 bar stools, garage door opener, basement shelving(mastercraft), basement fridge & freezer, garage wall cabinets and tall bench, shed, central vacuum & attachments, deck boards to complete decking.

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FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$6967.70 2023

Tenure Fee Simple

Fees

Area Range Lake N.

155 Rivett Crescent, Yellowknife, NT

Main Building



1st Floor



Basement (Below Grade)

PREPARED: 2024/03/29

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.



