

WELCOME TO

114 RIVETT CRESCENT

\$810,000

6347

SHANE BENNETT

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ROOM SIZES

Living Room 15.4 X 17.2	Dining Room 13.7 X 10.2	Kitchen 13.2 X 13.3			BATHS	1-4pc, 2-3pc Ensuities
Primary Bedroom 12.10 X 13.8	Bedroom 12.3 X 12.1	Bedroom 12.2 X 12.1	Bedroom 16.3 X 10.6		Storage	Basement Fully Finished
Den 11.11 X 16.3	Laundry Room 9.8 X 5.5			Make: Model: Serial #:	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R	Sq. Ft. 2250 Including Basement	Lot Size 5655
Annual Cost \$5,644.53	Walls: R	Age 1994	Garage Double Heated Garage
Litres Over Last 12 Mo. 2024	Floor: R	Lot 79	Parking Double Paved
	Skirting: R	Block 555	
		Plan 2133	
		Unit	

SPECIAL FEATURES /FURNISHINGS:

There's a reason Rivett Crescent is one of Yellowknife's most popular and desirable neighbourhoods, as people always take notice when a home becomes available here! With beautiful mature trees and greenery, it's a family-friendly community located just steps from Range Lake North School and local playgrounds. Plus, it's within walking distance to Walmart, grocery stores, restaurants, and much more! The neighbourhood also borders Range Lake itself, where you can enjoy the walking trail year-round or go snowmobiling and ice skating in the winter.

This spacious 4 bedroom, 3 bathroom split-level home offers versatility, comfort, and value. Outside, you'll find plenty of paved parking out front and a double attached heated garage, over 650 sq. ft. of garage space, complete with floor-to-ceiling built-in shelves and cupboards. There's ample space for your big truck, tinkering on your projects, and hanging out with your friends! The fully fenced backyard is perfect for kids and pets to safely play, with lush grass, a patio for soaking up the sun, garden beds, and additional storage options.

Enter the front doors and the bright living room welcomes you upstairs - with a large bay window that fills the space with natural light. The adjoining remodeled kitchen features IKEA cabinetry, a walk-in pantry, white subway tile backsplash, and a large peninsula with seating - ideal for enjoying your breakfast in the morning. The dining area offers plenty of room for family dinners and easy access to the back deck through patio doors.

Upstairs, you'll find three generous bedrooms and two full bathrooms, including the primary bedroom with an ensuite and lots of closet space. The fully finished basement has even more flexibility, with a sought-after fourth bedroom featuring its own ensuite bathroom and walk-in closet, which is perfect for an older child, guests, or an in-law suite. The basement also includes a cozy den, a laundry room with built-in cabinetry, a utility room, and extra storage under the stairs.

If you're looking for a complete package in one of Yellowknife's best neighbourhoods, this home truly delivers. Call or text Shane at (867) 446-1622 for more details or to book your private showing!

Upgrades (Approximate Ages): Roof (2023), Hot Water Tank (2025), Triple-Pane Windows, New Toilets, and New Furnace Motor (2025).

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, all Window Coverings, and Sheds.

Current Pre-Sale Home Inspection Report on File and Furniture is Negotiable

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$5,245.94 2025

Tenure Fee Simple

Fees

Area RANGE LAKE N.

114 Rivett Crescent, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1544.72 sq ft



1st Floor
Exterior Area 747.55 sq ft



2nd Floor
Exterior Area 797.17 sq ft



Basement (Below Grade)
Exterior Area 705.39 sq ft



0 5 10
ft

PREPARED: 2025/07/23

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.



