

WELCOME TO 117 WILKINSON CRESCENT \$399,000



JIM WELLER

WORK 867.669.2112 CELL 867.765.8967



ROOM SIZES								
Living Room 16 X 15.11	Dining Room 9.8 X 8	Kitchen 18 X 8			BATHS 1-4pc, 1-4pc Ensuite			
Primary Bedroom 16.3 X 15.11	Bedroom 12 X 10	Bedroom 10 X 8				Storage		Basement
Laundry Room 8.4 X 7.9				Mod	e: Regent el:LA-75 #: reg167-933408	Foyer / Entry 4.7 X 5		Deck
HEAT		INSUL	INSULATION		BUILDING		LOT	
Type F/ A OIL		Ceiling: R 40)	Sq. Ft.	1216		Lot Size	6429
Annual Cost Litres Over		Walls: R 20 Floor: R 25		Age	1992		Garage	

Block

Plan

2264

This home is located on a quiet crescent near the Range Lake elementary school, has a larger average primary bedroom with three closets and a wide oval jetted tub in the spacious ensuite. There is a wood burning fireplace in the living room.

Skirting: R

The oversized pie shape lot is landscaped and has a spacious deck and two sheds. Recent improvements: furnace (2005), siding (2009), shingles (2018), hot water tank (2021), oil tank (2022), kitchen range (2022) and PEX plumbing (2025).

The home comes with fridge, stove, dishwasher, microwave, washer, dryer, window coverings, a window mounted air conditioner, 2 sheds and even a lawnmower.

FOUNDATION

Parking

Unit

Single

Steel Piles

PROPERTY TAXES

Amount/yr \$3,337.57 2025

Tenure Fee Simple

Tenure Fee Simple

Fees

Area RANGE LAKE N.



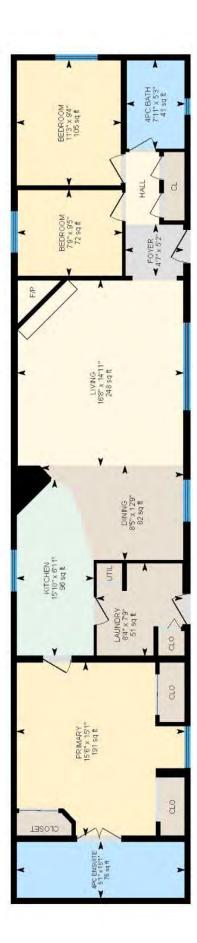
Last 12 Mo.

SPECIAL FEATURES /FURNISHINGS:

Not intended to social proper social proper

117 Wilkinson Crescent, Yellowknife, NT

Main Floor Exterior Area 1217.00 sq ft Interior Area 1125.99 sq ft





PREPARED: 2025/09/04





