

WELCOME TO

12 ENGLAND CRESCENT

\$614,900

6424

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ROOM SIZES

Living Room 13.6 X 14.9	Dining Room 9.11 X 12.11	Kitchen 10 X 9.5	Breakfast Nook 9.11 X 8.1	Family Room 14.3 X 12.2	BATHS 1-2pc, 1-4pc, 1-5pc Ensuite	
Primary Bedroom 16.6 X 12.8	Bedroom 9.4 X 12.4	Bedroom 9.8 X 12.4			Storage	Basement Crawl Space
Laundry Room 8.2 X 5.7				Make: Model: Serial #:	Foyer / Entry	Deck Rear Concrete Patio

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 1987	Lot Size 6113
Annual Cost \$7,236.18	Walls: R 28	Age 1988	Garage Double Attached
Litres Over Last 12 Mo. 4356.2 L @ \$1.351/L	Floor: R	Lot 10 Block 554 Plan 1978 Unit	Parking 4x Gravel
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Welcome to 12 England Crescent! — one of Yellowknife's most sought-after family neighborhoods, where schools, parks, shopping, and recreation are all just around the corner. Set on a high-demand crescent, this spacious 3-bedroom, 3-bath home offers the perfect blend of comfort, function, and opportunity.

Step inside through the airlock entry and into a living room with vaulted ceilings and a Heatilator wood-burning fireplace — a true focal point for cozy winter nights. A formal dining room plus a casual dinette off the kitchen gives you options for every occasion, while the adjoining family room provides flexible space for kids, work, or relaxing evenings.

Upstairs, the primary suite is a retreat all its own, complete with walk-in closet and a full ensuite featuring a jetted tub and separate shower. The oversized lot is lined with mature birch trees, mostly fenced, landscaped, and ready for anything — gardening, play, or entertaining.

With a heated garage, generous crawl space storage, and a layout designed for family living, this property is all about potential. Bring your vision, make it your own, and unlock everything this home and location have to offer.

Price Includes: Fridge, Stove, Washer, Dryer, Dishwasher, Garage Remote

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr	\$4,803.58	2025
Tenure	Fee Simple	
Fees		
Area	FRAME LK SOUTH	

12 England Crescent, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1986.99 sq ft



Main Floor
Exterior Area 1129.24 sq ft



2nd Floor
Exterior Area 857.75 sq ft



PREPARED: 2025/09/01

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.



