

WELCOME TO

128 CON ROAD

\$514,900

6448

SHANE BENNETT

WORK 867.669.2105

CELL 867.446.1622



ROOM SIZES

Living Room 10.6 X 18.8	Dining Room 14.3 X 8.7	Kitchen 14.3 X 10.1			BATHS	1-4pc, 1-4pc Ensuite
Primary Bedroom 13.5 X 13.2	Bedroom 11.2 X 9.8	Bedroom 8.3 X 13.2			Storage	Basement Crawl Space
Laundry Room 5 X 5.6	Mud Room 5.2 X 6.7			Make: SRI Model: Custom AV5 Serial #: SHL2066-11-20667	Foyer / Entry 11.6 X 8.8	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type F/A PROPANE	Ceiling: R 51	Sq. Ft. 1342	Lot Size 4600
Annual Cost	Walls: R 30		Garage
Litres Over \$2,500 - \$3,000	Floor: R 32	Age 2011	Parking Plenty of Gravel Parking
Last 12 Mo. Approximate.	Skirting: R	Lot 50 Block 608 Plan 4322	Unit

SPECIAL FEATURES /FURNISHINGS:

Dog lovers, outdoor enthusiasts, and anyone with recreational toys — this one's for you!

Con Road is known for being a private and safe family neighbourhood along with almost unbeatable access to the outdoors for its residents. Nearby Tin Can Hill offers one of Yellowknife's few designated off-leash dog areas and some of the city's most scenic walking trails. Great Slave Lake is also just a short stroll away. You'll love the quiet, low-traffic location at the end of Con Road — no neighbours across the street, just the beauty of nature (and maybe even the northern lights dancing overhead). Yet, downtown is still only a quick walk, bike ride, or drive away, which makes daily commutes or midday trips home for lunch a breeze.

This 3 bedroom, 2 full bathroom home (approximately 1,350 sq. ft.) offers exceptional outdoor space with tons of parking for vehicles, boats, campers, and all your toys out front or along the side of the property. The freshly stained deck and front porch both feature ample waterproof storage underneath for firewood, bikes, or gear you want to keep out of the elements. Out back, you'll find a private landscaped and fenced firepit area with a nearby rock garden, which is the perfect spot to unwind with family and friends, especially on crisp fall evenings. The fully powered and insulated storage shed/workshop is another standout feature and is ideal for projects or hobbies year-round. The shop is even set up to accommodate the installation of a propane furnace, allowing you to stay productive (and warm) throughout the colder months.

Built in 2011, this home includes several modern and energy-efficient upgrades meeting EnerGuide 80 standards, such as a propane furnace, HRV system, hot water on demand, triple-pane windows, and high insulation levels — keeping your utility bills low and your comfort high all year long! Step inside the home to an inviting open-concept living area with vaulted ceilings and brand-new waterproof luxury vinyl plank flooring throughout. The kitchen features rich dark cabinetry, stainless steel appliances (with a propane stove hookup available), and a walk-in pantry for added storage. A WETT-certified wood stove adds warmth, charm, and that cozy northern touch for winter nights!

The primary bedroom offers a walk-in closet with organizers and a barn-door ensuite featuring a deep soaking tub. Two additional freshly painted bedrooms include built-in shelving, hooks, and organizers, and they share a full main bathroom conveniently located near the front of the home. At the back of the home, you will also find a dedicated laundry room (with upper cabinetry and a new propane dryer) plus a rear mudroom area with access to the deck and backyard. If you're looking for an affordable, modern home with a workshop in a dog-friendly neighbourhood, this property checks every box. Call or text Shane at (867) 446-1622 for more details or to book your private showing!

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, all Window Coverings, Wood Stove, and Shed.
Current Pre-Sale Home Inspection Report on File for Serious Buyers

FOUNDATION

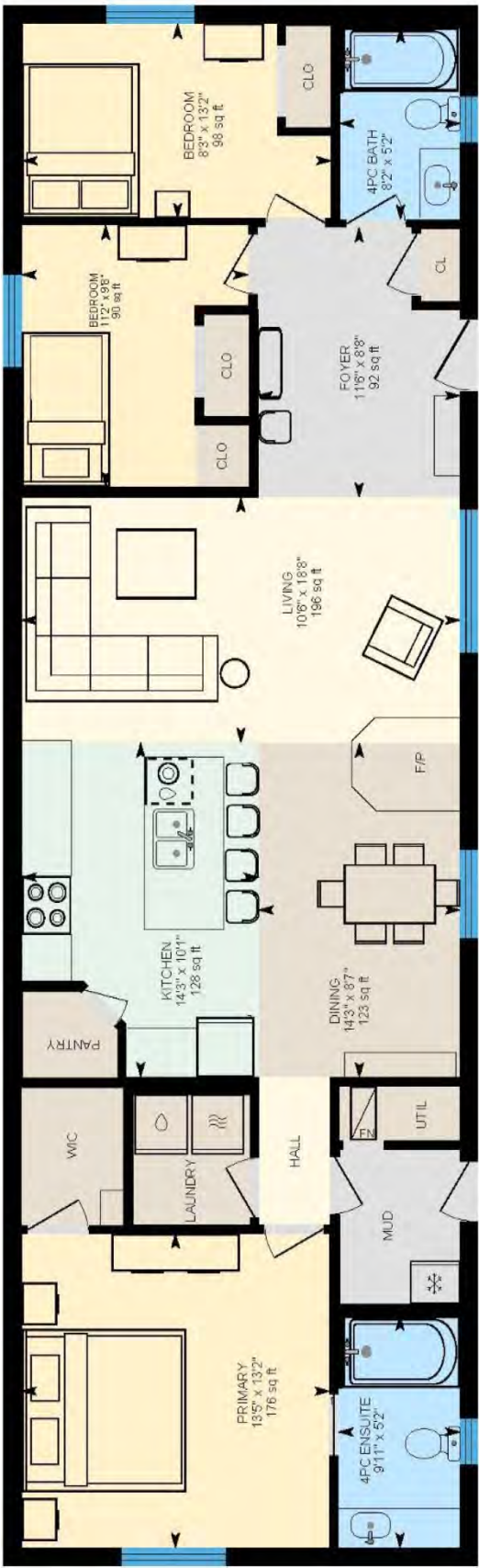
Wood Blkg On Gravel Pad

PROPERTY TAXES

Amount/yr	
Tenure	Fee Simple
Fees	
Area	CON

128 Con Rd, Yellowknife, NT

Main Floor Exterior Area 1342.15 sq ft
Interior Area 1213.77 sq ft



PREPARED: 2025/10/06



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.

