

WELCOME TO

151 DEMELT CRESCENT

\$619,900

6458

SHANE BENNETT

WORK 867.669.2105

CELL 867.446.1622



ROOM SIZES

Living Room 15 X 18.10	Dining Room 9.4 X 12.6	Kitchen 16.6 X 18.10			BATHS 1-4pc, 1-4pc Ensuite
Primary Bedroom 15.5 X 13.6	Bedroom 9.8 X 10.1	Bedroom 9.1 X 10.1			Storage Basement Crawl Space
Laundry Room 9.8 X 5				Make: SRI Homes Inc. Model: N-2009 Serial #: REG2076037839	Foyer / Entry Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R	Sq. Ft. 1548	Lot Size 8037
Annual Cost \$4,602.00	Walls: R		Garage Double Detached
Litres Over	Floor: R	Age 2003	Parking Plenty of Gravel
Last 12 Mo. Approximate	Skirting: R	Lot 23 Block 567 Plan 3826 Unit	Parking

SPECIAL FEATURES /FURNISHINGS:

Looking for a property with serious parking space and land potential? Tucked away on the quiet, low-traffic interior of a family-friendly crescent, yet still within walking distance to schools, parks (including Demelt's own community park), the Multiplex, and the Fieldhouse, this home is truly more of a "unicorn" property in Yellowknife and could be your next address! From the moment you arrive, you'll notice how wide this lot is and there is enough space to park every recreational toy you own, even a long motorhome. The expansive gravel parking area is lined with polyethylene sheeting underneath to minimize weeds, keeping your driveway low-maintenance and looking sharp. Raised garden beds line the side of the driveway, offering the perfect spot to put your green thumb to work next summer! At the back of the property, the heated double detached garage is impressive and offers built-in cabinets and shelving, solid concrete flooring, and ample space for tinkering on projects, vehicles, or securely storing outdoor gear. You'll also find a handy storage shed next to the home, a storage tent discreetly tucked behind the garage, and a locked crawlspace with ample storage. The fenced rear of the property provides an extra level of privacy for you and your family as well! Inside, the 3 bedroom, 2 bathroom home welcomes you with a proper entryway, which is ideal for taking off coats, boots, and other winter gear during the winter months ahead. The spacious kitchen features sleek white cabinetry, a large island with breakfast bar, abundant counter space, a walk-in pantry, and a vaulted ceiling with skylights that make the space bright and inviting. The nearby dining area at the front of the home has large bay windows that flood the space with natural light and is perfect for both everyday meals and special gatherings. The cozy living room features a pellet stove and patio doors that open to your deck, where you can enjoy afternoon and evening sun. Down the hall, the primary bedroom has a walk-in closet and a private ensuite with tiled flooring and a jacuzzi tub. Two additional bedrooms and another full bathroom provide comfortable space for kids, guests, or roommates. The separate laundry room includes overhead shelving and serves as a secondary mudroom with direct access to the backyard and garage. If you're after major parking, land potential, and a well-maintained home with a top-tier garage, this one is a must-see.

Call or text Shane at (867) 446-1622 today for more details or to schedule your private showing!

Upgrades: Hot Water Tank (2023), Oil Tank (2014), Stove Range Hood (2025), Re-levelled Home (2025), New Luxury Vinyl Plank Flooring (2025), and Freshly Painted Interior (2025).

Price Includes: Fridge, Stove, Range Hood, Dishwasher, Microwave, Washer, Dryer, Upright Freezer, all Window Coverings, Pellet Stove, Storage shed/Storage Tent, and some additional Furnishings included.

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FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr \$4282 2025

Tenure Fee Simple

Fees

Area FRAME LK SOUTH

Main Floor	Exterior Area 1548.15 sq ft
	Interior Area 1420.77 sq ft

**BiGUIDE**

