

WELCOME TO 1 BAGON DRIVE \$439,900

6484

SHANE BENNETT

WORK 867.669.2105

CELL 867.446.1622



ROOM SIZES

Living Room 21.5 X 14.11	Kitchen & Dining 11.11 X 14.11				BATHS	2-4pc
Primary Bedroom 19.6 X 9.8	Bedroom 9.5 X 12.5	Bedroom 16 X 9.2			Storage	Basement Crawl Space
Laundry Room 7.3 X 4.11				Make: Triple E Model: 1676-18 Serial #: 2119	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type	F/A PROPANE	Ceiling: R	Sq. Ft.	1372	Lot Size	5454
Annual Cost	\$3,120.00	Walls: R			Garage	
Litres Over		Floor: R	Age	1986	Parking	Triple Gravel
Last 12 Mo. Approximate		Skirting: R	Lot	Block	Plan	Unit
			8	547	1799	

SPECIAL FEATURES /FURNISHINGS:

This 3 bedroom, 2 full bath home is perfectly situated in a family friendly neighbourhood within walking distance of schools, several parks, and close to grocery stores, restaurants, retail shops, the hospital, and recreation facilities. You'll also appreciate its location on a quiet, low-traffic street where only local residents typically drive by. The home offers generous parking space out front, with a double gate providing the option to tuck away your RV, boat, or other toys conveniently along the side of the property. Out back, you'll find a spacious, maintenance-free, fully fenced private backyard ideal for pets and outdoor gatherings. There's plenty of room to host friends around the cozy firepit on the cooler evenings ahead and a handy storage shed adds extra space for tools and equipment. Inside, the welcoming front entryway provides extra space for jackets, boots, and all the extra gear that comes with northern living. Just off the entry is a versatile room that can serve as a large bedroom, home office, playroom, or additional family space, as it even features built-in shelving. This room connects to the huge living area, highlighted by newer vinyl flooring and a pellet stove to keep you warm through the colder months while helping lower heating costs. The primary bedroom is conveniently located near the front of the home, with a full bathroom nearby that was fully renovated in fall 2024 and features a new bathtub, toilet, and vanity. Toward the back of the home, you'll find a contemporary kitchen with stainless steel appliances, sleek white cabinetry, a stylish backsplash, and an island. The adjoining dining area is warm and inviting, which is perfect for family dinners or entertaining guests. A second bedroom and full bathroom are also located at the rear, offering privacy and comfort for family members or guests. The updated laundry area doubles as a mudroom with direct access to the backyard.

If you're searching for an affordable, move-in-ready family home that checks a lot of boxes, this one is worth a look. Call or text Shane at (867) 446-1622 for more details or to schedule a private viewing today!

Upgrades: Re-Shingled Roof (2023), Hot Water Tank (2025), Propane Furnace (2014), PEX Plumbing (2015), Replaced Back Deck and Fence (2018), Replaced Front Deck (2020), New Skirting and Added Insulation (2020), WETT Certified Pellet Stove (2022), Washer and Dryer (2023), and New Paint and Flooring (2025).

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, Pellet Stove, Window Coverings, Hot Tub (as is), and Storage Shed.

Current Pre-Sale Home Inspection Report on File

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FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr \$2,545.03 2025

Tenure Fee Simple

Fees

Area FRAME LK SOUTH

1 Bagon Dr, Yellowknife, NT

Main Floor Exterior Area 1372.55 sq ft
Interior Area 1275.39 sq ft



PREPARED: 2025/11/09



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.



