

# WELCOME TO

## 4204 49 A AVENUE

### \$399,900

6569

SHANE BENNETT

WORK 867.669.2105

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### ROOM SIZES

Living Room 14.1 X 14.8	Dining 8.9 X 14.8	Kitchen 11.8 X 9.3			<b>BATHS</b> 1-4pc, 1-4pc Ensuite
Primary Bedroom 11.5 X 14.8	Bedroom 7.7 X 11.6	Bedroom 7.7 X 11.6			Storage Basement Crawlspace
				Make: Winalta Model: 34 Serial #: 1874-34	Foyer / Entry 7.1 X 4.4 Deck Yes

### HEAT

### INSULATION

### BUILDING

### LOT

Type OIL	Ceiling: R	Sq. Ft. 1138	Lot Size 2932
Annual Cost \$3,800.00	Walls: R	Age 1985	Garage
Litres Over	Floor: R	Lot 19 Block 71 Plan 632	Parking Single Gravel
Last 12 Mo. Approximate	Skirting: R	Unit	

### SPECIAL FEATURES /FURNISHINGS:

Looking for a home tucked into a private community with the perfect balance of convenience and outdoor lifestyle? Welcome to "Franklin Court" — a quiet, low-traffic street just outside downtown. Here, you can walk to work or grab groceries in no time (a huge bonus on these colder days), then come home to peace and privacy in the evenings. Love the outdoors? You're surrounded by it. Enjoy nearby ski and walking trails, spend summer evenings at Fritz Theil Memorial Park playing slo-pitch, or let the kids and pets burn off energy in the field's open green space and playground. You're also just a short drive from launching your canoe or kayak at Back Bay or Great Slave Lake. Dinner and drinks in Old Town or at the Woodyard? That's right at your fingertips too. This location truly offers convenience wrapped in a lifestyle! Inside, this well-maintained 3 bedroom, 2 full bath home showcases clear pride of ownership. Nearly every major component has been updated since 2018, including the roof, windows, siding and insulation, plumbing, and heating system, which gives you confidence and long-term value in return. Step inside through the spacious entryway addition, which is ideal for storing your outdoor gear, tools, and everything that comes with northern living. The main living space blends classic charm with an open concept feel, due to high cathedral ceilings and large windows that really create a bright and welcoming atmosphere in the living room and dining area. The galley kitchen offers ample cabinetry, plus an additional pantry closet for extra storage. Just around the corner, a laundry area, and a full bathroom adds convenience for guests or everyday use. Down the hall, you'll find two comfortable spare bedrooms, while the generous primary bedroom sits at the end, complete with a walk-in closet and private full ensuite. Outside, envision long summer days spent relaxing on the full-length deck, soaking up the sun, and tending to your garden. With no rear neighbour and just peaceful green space, the backyard will become your own personal and private oasis. If you have been searching for an affordable home that offers meaningful upgrades in a quiet, well-located neighbourhood, this one deserves your attention.

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

**Upgrades:** Roof (2018), Windows (2018), Re-Sided and Insulated (2018), Re-levelled (2018), Furnace (2018), Oil Tank (2018), PEX Water Lines (2021), Repaired and Re-Painted Deck (2025), and Replaced Front Door (2025).

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings (quality California shutters throughout the house), and Storage Shed.  
\*Current Pre-Sale Home Inspection Report on File\*

### FOUNDATION

Wood Blocking

### PROPERTY TAXES

Amount/yr \$1846.75 2025

Tenure Fee Simple

Fees

Area DOWNTOWN

# 4204 49a Ave, Yellowknife, NT

Main Floor Exterior Area 1137.74 sq ft  
Interior Area 1021.79 sq ft  
Excluded Area 44.18 sq ft



PREPARED: 2026/02/23



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.



