

WELCOME TO  
4810 54 AVENUE  
\$399,900

SHANE BENNETT  
WORK 867.669.2105  
CELL 867.446.1622



ROOM SIZES

Living Room 10.7 X 22.8	Dining Room 10.9 X 8.2	Kitchen 10.10 X 9.2	Flex Room 21.2 X 25.8		BATHS 1 Full
Primary Bedroom 10.5 X 12.6	Bedroom 10.5 X 11.6	Bedroom 10.5 X 8.4	Loft 10.9 X 18.11		Storage Basement
				Make: Model: Serial #:	Foyer / Entry 7.6 X 10.11 Deck Back Deck

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R Walls: R Floor: R Skirting: R	Sq. Ft. 1970	Lot Size 6268
Annual Cost Litres Over Last 12 Mo. 9,077 L Approx.		Age 1976	Garage
		Lot 12 Block 88 Plan 482	Parking Double Gravel

SPECIAL FEATURES /FURNISHINGS:

Welcome to this affordable 3 bedroom (plus loft), 1 bath home located on a quiet & low traffic, family-friendly avenue in the highly desirable School Draw neighbourhood. Enjoy the convenience of being within walking distance to downtown, schools, parks, Tin Can Hill, Great Slave Lake, and Old Town — truly a location that is hard to beat for the outdoorsperson!

Set on a generous lot, the property offers a grassy front lawn, ample parking, and mature trees along the sides for added privacy. The fully fenced backyard is suitable for pets, featuring a deck, storage sheds, and stairs leading up to a sunny, elevated patio, which is an ideal spot above to soak up the sun all summer long.

Inside, you're welcomed by a practical entryway that's perfect for storing outerwear and gear. Step into the main living space and you'll immediately notice the warm, cozy feel created by the pine paneling, along with an abundance of natural light from the brand-new windows. The open-concept layout between the living room and kitchen/dining area makes this space perfect for hosting family and friends.

The kitchen is both functional and inviting, featuring oak cabinetry, stainless steel appliances, and plenty of counter and cupboard space for everyday cooking or entertaining. Down the hall, you'll find three well-sized bedrooms, including the primary, along with the main bathroom.

Toward the back of the home, you'll find a more unique feature, which is beautiful Canadian Shield bedrock built into the rear and there are nearby stairs leading up to a spacious loft that can serve as a fourth bedroom or additional living area. Below the loft is a versatile flex space complete with a workshop area, but also this space can be used for hobbies, a home gym, or a playroom. This area also offers its own separate entrance for added convenience. Whether you're a first-time buyer, growing family, or investor looking for a solid rental opportunity, this home offers great value in a fantastic neighbourhood. Immediate and flexible possession is available. For more information or to book your showing, call or text Shane at (867) 446-1622!

**Upgrades:** Most Windows (2025), Furnace (2019), Hot Water Tank (2021), and Two New Rear Doors (2025).

**Price Includes:** Fridge, Stove, Microwave, Washer, Dryer, all Window Coverings, and Storage Sheds (X2).  
\*Current Pre-Sale Home Inspection Report on File\*

FOUNDATION

Wood Blocking on Gravel Pad & Concrete

PROPERTY TAXES

Amount/yr \$2403.95 2025

Tenure Fee Simple

Fees

Area SCHOOL DRAW

# 4810 54 Ave, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1970.06 sq ft



**Main Floor**  
Exterior Area 1704.41 sq ft



**2nd Floor**  
Exterior Area 265.66 sq ft

PREPARED: 2026/04/12

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.



