

WELCOME TO

818 RANGE LAKE COURT

\$599,900

6679

SHANE BENNETT
WORK 867.669.2105
CELL 867.446.1622



ROOM SIZES

Living Room 12.3 X 16.10	Dining 5.2 X 8.3	Kitchen 12.4 X 18.9			BATHS	1 Full
Primary Bedroom 12.4 X 10.1	Bedroom 12.4 X 7.8	Bedroom 9.10 X 7.11			Storage	Basement Crawl Space
Laundry Room 9.1 X 6.1				Make: Model: Serial #:	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type OIL & PROPANE	Ceiling: R 20 +/-	Sq. Ft.	1119	Lot Size	6780
Annual Cost \$4,000.00 per yr. Oil Approximate	Walls: R 20 +/-	Age	1978	Garage	Heated Detached (16x26)
Litres Over Propane: \$500/yr (HW on demand) Last 12 Mo. Approximate	Floor: R	Lot	Block	Parking	Plenty of Paved Parking
	Skirting: R	16	519	Plan	1238
				Unit	

SPECIAL FEATURES /FURNISHINGS:

It is not very often that a home comes to market in this neighbourhood — but here is your opportunity!

Tucked away on a quiet court made up of just 12 homes, this location offers a rare balance of privacy, community, and convenience. Families are drawn to this court for its generous lot sizes, peaceful environment, and the strong sense of connection between neighbours. It is the kind of place where everyone knows each other by name and genuinely looks out for one another. Despite the quiet setting, you are still only steps away from everything a family needs. Elementary and middle schools are nearby, giving parents extra peace of mind knowing the kids can safely walk to and from school. Parks, walking trails, restaurants, the gym, hospital, gas station, and grocery store are all just a short walk or quick drive away. The property itself is equally impressive, offering an abundance of paved parking for vehicles, guests, and recreational toys alike. The fully fenced and gated yard provides additional secure parking behind the fence thanks to the wide gate access — perfect for larger toys, boats, trailers, or extra storage. The detached heated garage (16x26) is fully insulated, wired with electrical, and creates the perfect space to watch the game with friends, work on projects, or simply enjoy some extra space to yourself. The backyard lifestyle here truly stands out. The beautifully built gazebo (12x16) showcases excellent craftsmanship with pressure-treated wood and a metal roof, creating an incredible space to unwind after a long day. Complete with a 7-person hot tub, propane fireplace, and patio furniture, this sanctuary was designed for relaxing evenings with friends and family. There is also a 12x12 storage shed for all your outdoor gear, while the low-maintenance gravel yard still provides plenty of space for kids or dogs to play and soak up the all-day summer sun. Inside the home, you are welcomed by a bright and functional layout. The side deck sits conveniently off the kitchen, making summer BBQ season effortless. The open-concept kitchen features stainless steel appliances, ample white cabinetry, a stylish backsplash, and plenty of room for a larger dining table. Just around the corner, the spacious living room feels warm and inviting thanks to the large windows fitted with top-down bottom-up blinds. Down the hallway, you will find a beautifully renovated bathroom completed from top to bottom, along with three spacious bedrooms, including the primary bedroom with its own walk-in closet. The walk-in closet also presents future potential for an ensuite bathroom, as the plumbing is already located behind the wall. The large and separate laundry room adds even more practicality with additional storage space. If you have been searching for a home in a safe and welcoming court, while still being close to the action, and offering a heated garage, exceptional parking, and an incredible private backyard setup — this may be the perfect fit. ***Recent Pre-Sale Home Inspection Report on File For Serious Buyers***

Contact Shane at (867) 446-1622 to book your private showing today!

Upgrades (Approx. Ages): Newer Roof (2024), Hot Water on Demand (2019), Full Bathroom Renovation (2024), Eavestroughs (2023), and Laminate Flooring (2024).

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, all Window Coverings, Garage Door Opener (not installed currently), Mounted TV's (X3), Snowblower, Backup Generator (for the home), Shelving in Garage and Shed, Gazebo (with Hot Tub, Propane Fireplace, and Patio Furniture), and Storage Shed. **Furniture is Negotiable**

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr	\$3011.98	2025
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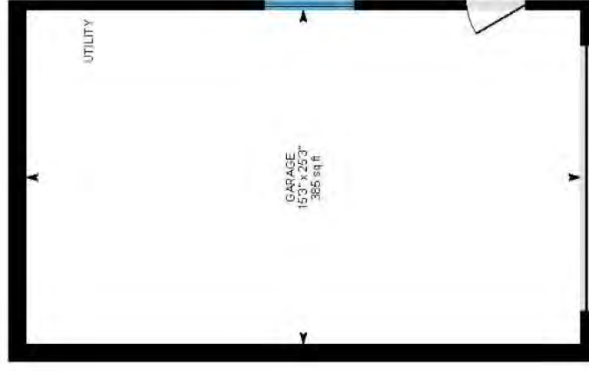
Tenure	Fee Simple
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Fees

Area	FRAME LK SOUTH
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818 Range Lake Ct, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1119.53 sq ft



Outside Driveway
Exterior Area



Main Floor
Exterior Area 1119.53 sq ft

PREPARED: 2026/05/13



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.

