

# WELCOME TO

## 136 BANKE CRESCENT

### \$755,000

**ROD STIRLING**  
WORK 867.669.2115  
CELL 867.446.1046

C



#### ROOM SIZES

|                                |                        |                         |                             |                              |               |                                     |
|--------------------------------|------------------------|-------------------------|-----------------------------|------------------------------|---------------|-------------------------------------|
| Living Room<br>15.4 X 14       | Dining<br>11.4 X 10.1  | Kitchen<br>10.10 X 10.7 | Family Room<br>30.4 X 19.11 |                              | BATHS         | 1-2pc, 1-3pc, 1-4pc                 |
| Primary Bedroom<br>11.9 X 12.4 | Bedroom<br>11.9 X 10.1 | Bedroom<br>14.6 X 13.7  | Bedroom<br>9.2 X 12.3       |                              | Storage       | Basement<br>Crawl Space             |
| Laundry Room<br>13.1 X 10.3    | Mud Room<br>15.6 X 7.8 |                         |                             | Make:<br>Model:<br>Serial #: | Foyer / Entry | Deck<br>Rear Patio<br>12x24 + 10x16 |

#### HEAT

#### INSULATION

#### BUILDING

#### LOT

|                                                |                                                                 |                             |                            |
|------------------------------------------------|-----------------------------------------------------------------|-----------------------------|----------------------------|
| Type<br>OIL, FAN COIL, IN-FLOOR &<br>BASEBOARD | Ceiling: R 40 +/-<br>Walls: R 28 +/-<br>Floor: R<br>Skirting: R | Sq. Ft.<br>2385             | Lot Size<br>56x132 = 7588  |
| Annual Cost \$7,994.00                         |                                                                 | Age<br>1988 + 2015 Addition | Garage<br>Single Heated    |
| Litres Over<br>Last 12 Mo. 3997 L @ \$2.00/L   |                                                                 | Lot<br>58                   | Parking<br>Triple Concrete |
|                                                |                                                                 | Block<br>524                |                            |
|                                                |                                                                 | Plan<br>1977                |                            |
|                                                |                                                                 | Unit                        |                            |

#### SPECIAL FEATURES /FURNISHINGS:

Tucked away in a quiet area of FLS on Banke Cres within a couple minutes' walk to Parker Park. Landscaped front & back with a spacious fenced rear yard with a separate garden area and greenhouse. Northern stone walkway, large wrap around composite patio. Stone firepit. Concrete driveway. Main door entry to the heated garage leading to a spacious tiled mudroom/vestibule area great for all our northern gear. With the addition of the architecturally designed and professionally built addition in 2015 the overall living space is over 2300 sq ft offering 4 BR's and 3 baths plus garage and heated crawlspace that houses all the mechanical for the house. Hardi-plank cement board siding, ridged insulation on exterior, spray foamed attic in addition. With a hybrid heating system with a mix of fan coil, forced air, baseboard radiation, in-slab and a unit heater in the garage. Brand new fibreglass oil tank. 1 BR down with an adjacent bathroom makes for a great space for quests or relatives. A mix of wide plank laminate, tile, cork and hardwood throughout the house. The well-appointed kitchen features concrete counter-tops, a spacious corner pantry with racking, deep porcelain double farmer sink, tiled backsplash, stainless appliances and soft close cabinetry. There is a cut-out pass-through from the kitchen to the dining room. There is a formal dining area and sitting/living room with a pellet stove also on the main level. The upper level of the home features the primary bedroom with adjoining ensuite bath offering a soaker tub and a spacious separate shower set in tile with tempered glass doors. A barn door leads to a walk-in closet in the primary. There are also two additional upper level bedrooms the 3rd bathroom and a huge bonus family or rec room. Custom VanAir interior doors. This well maintained custom home offers immediate possession and there is a current pre-sale house inspection available to purchasers that are offering for review.

**Price includes:** Fridge, stove, dishwasher, microwave, washer, dryer, freezer, sump pumps, custom blinds, greenhouse & garage door opener. *\*Front deck needs extensive work or replacement, being sold as is.*

#### FOUNDATION

Concrete Pinned to Bedrock

#### PROPERTY TAXES

Amount/yr \$5506.18 2026

Tenure Fee Simple

Fees

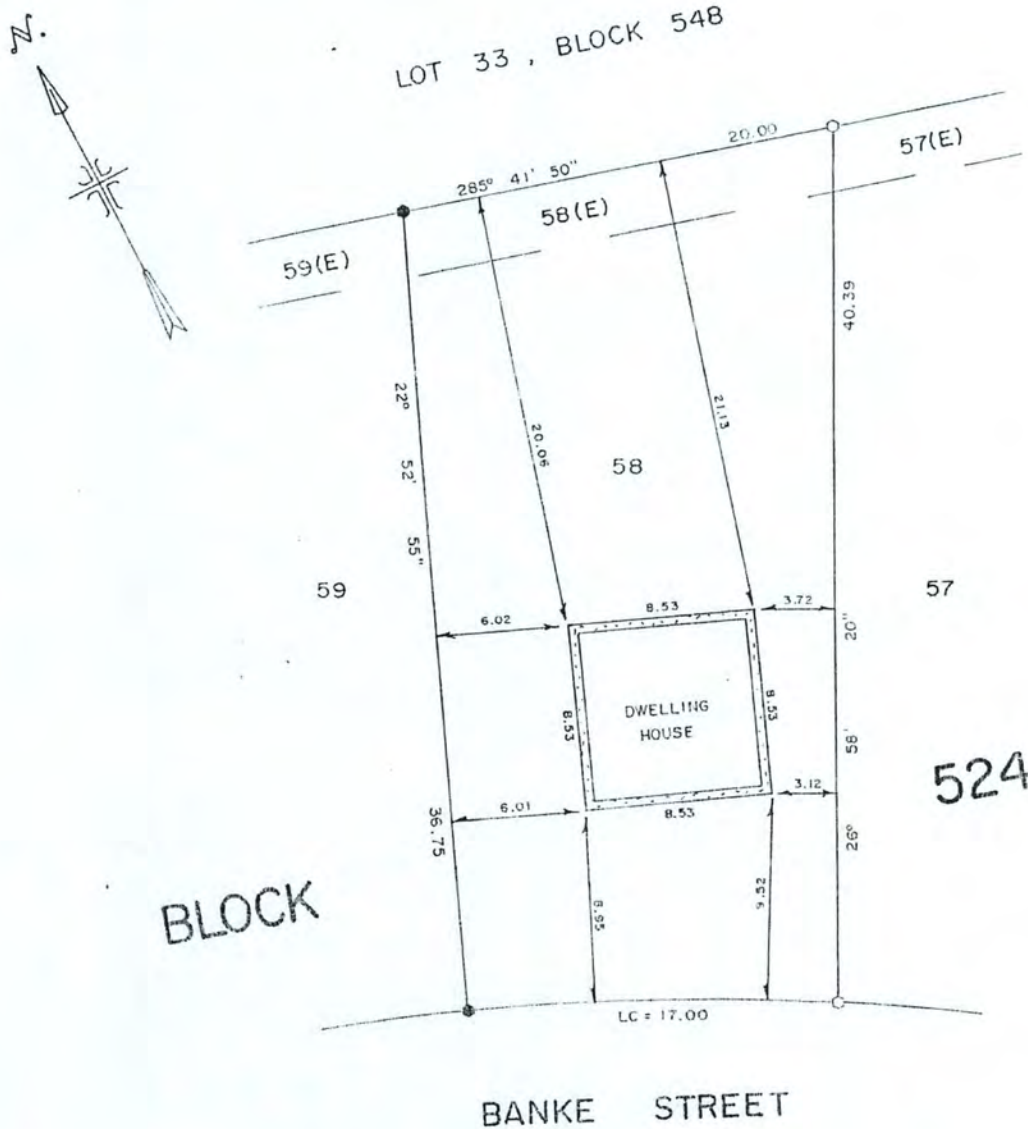
Area FRAME LK SOUTH

Thomson Underwood McLellan  
Surveys Ltd.

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P.O. BOX 2545  
YELLOWKNIFE, N.W.T.  
X1A 2P8  
PH: (403) 873-5792  
FILE NO:

I certify that this plan shows the location of the Dwelling House erected on Lot 58, Block 524, in the City of Yellowknife, N.W.T. (Plan 71528, C.L.S.R. No. 1977 L.T.O.), and that the measurements are correct as shown. I further certify that there are no encroachments on the said lot, neither from without nor from within.



NOTE:

Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to foundation walls only at the date of survey. There are no measurements pertaining to footing, roofing, etc. This plan is for the protection of the Mortgage only and is not to be used for the location of the property lines. We accept no responsibility for the unauthorized use.

Dated this 16 day of Aug. 19 88  
*Handwritten signature* C.L.S.

Thomson Underwood McLellan  
Surveys Ltd. Canada Lands Surveyor  
(File)

SCALE 1 : 250



136 Banke Crescent, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2385.66 sq ft



Main Floor  
Exterior Area 957.52 sq ft

2nd Floor  
Exterior Area 1428.13 sq ft

Basement (Below Grade)  
Exterior Area 68.76 sq ft

PREPARED: 2026/05/19

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.

