

WELCOME TO

136 BANKE CRESCENT

\$789,000

6774

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046

C



ROOM SIZES

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

HEAT

INSULATION

BUILDING

LOT

Type OIL, FAN COIL, IN-FLOOR & BASEBOARD	Ceiling: R 40 +/-	Sq. Ft.	2385	Lot Size	56x132 = 7588
Annual Cost \$7,994	Walls: R 28 +/-	Age	1988 + 2015 Addition	Garage	Single Heated
Litres Over Last 12 Mo. 3997 L @ \$2.00/L	Floor: R	Lot	58	Parking	Triple Concrete
	Skirting: R	Block	524	Plan	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. Man 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

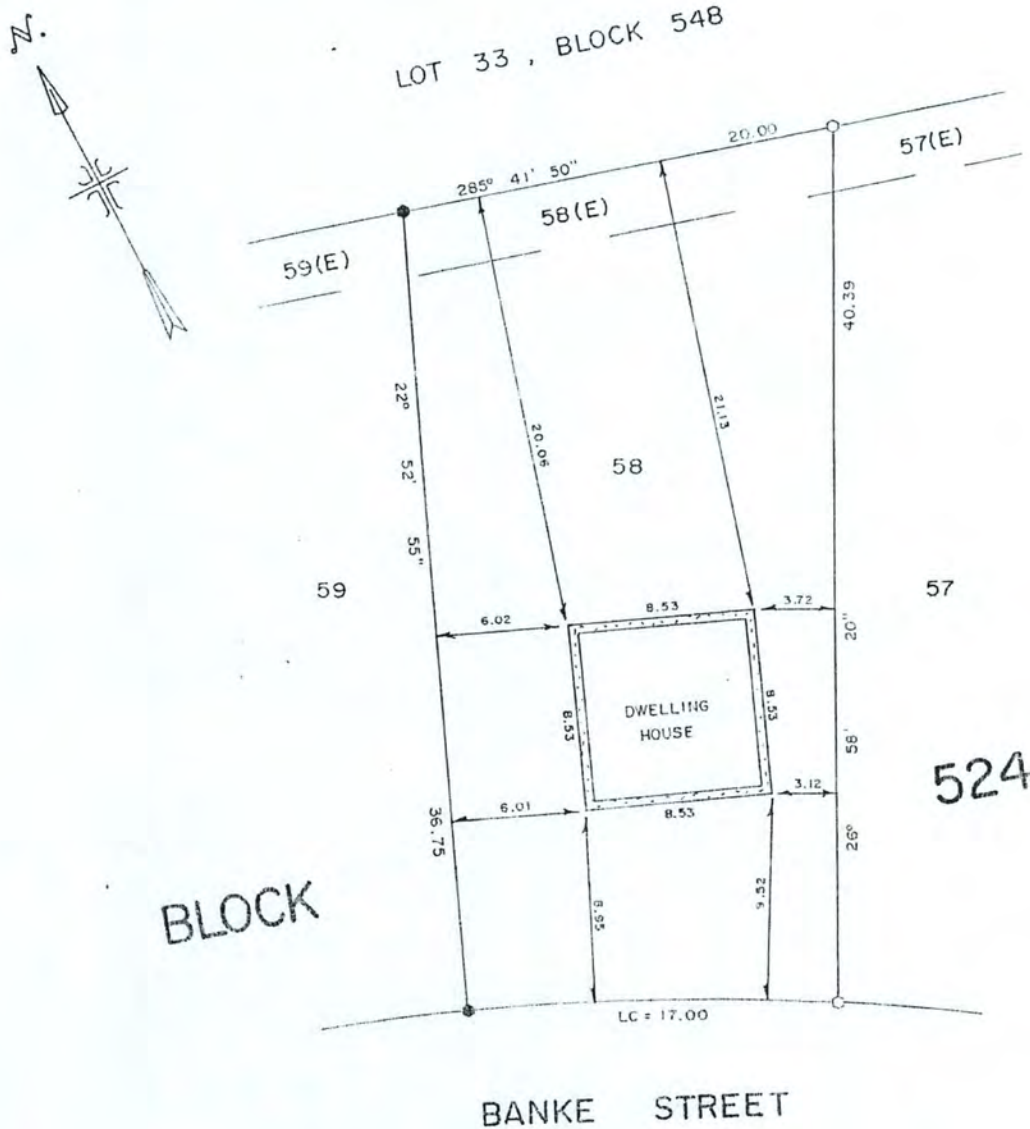
Area FRAME LK SOUTH

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.

SCALE 1 : 250

Dated this 16 day of Aug. 19 88

[Signature] C.L.S.

Thomson Underwood McLellan
Surveys Ltd. Canada Lands Surveyor

(File

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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.

