

WELCOME TO
420 HALL CRESCENT
\$599,900

SHANE BENNETT
WORK 867.669.2105
CELL 867.446.1622



ROOM SIZES

Living Room 14.1 X 21	Dining 19.3 X 10.1	Kitchen 15.1 X 10.10			BATHS	1-4pc, 1-4pc Ensuite	
Primary Bedroom 15.1 X 13	Bedroom 12.1 X 11.2	Bedroom 12.3 X 9.5			Storage	Basement Crawl Space	
Laundry Room 10 X 8.1					Make: SRI Homes - Regent Model: CJN-22 Serial #: 312-00p-a-13908A	Foyer / Entry 8 X 8.8	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type	PROPANE	Ceiling: R	51	Sq. Ft.	1732	Lot Size	6205
Annual Cost	\$2,700	Walls: R	30	Age	2019	Garage	
Litres Over Last 12 Mo.	Approximate	Floor: R	34	Lot	169	Parking	Triple Paved
		Skirting: R	12	Block	501	Plan	4746
				Unit			

SPECIAL FEATURES /FURNISHINGS:

Built in 2019, this well-maintained Hall Crescent home is one you won't want to miss! Offering one of the larger floor plans in the neighbourhood at over 1,700 sq. ft. and situated on one of the bigger pie-shaped lots at over 6,200 sq. ft., this Hall property provides a rare and valuable combination of higher quality interior living and a comfortably accommodated outdoor lifestyle. This modern, energy-efficient home features 3 bedrooms and 2 full bathrooms and was professionally levelled last year for added peace of mind. Families will appreciate the location directly across from the community playground, allowing children to safely enjoy a large green space just steps from home. The Multiplex and Fieldhouse are also only a short walk or drive away, making it easy to attend hockey, gymnastics, indoor soccer, and other recreational activities. During the winter months, nearby snowmobile trail access allows you to explore Kam Lake and beyond with ease. As you arrive at the home, you'll immediately notice the impressive amount of paved parking. With room for multiple vehicles, there is still plenty of space for an RV, boat, snowmobiles, or other recreational toys. The sunny deck offers pleasant lake views, while the fully fenced and gated backyard is designed for low-maintenance enjoyment. Here you'll find a cozy pergola-covered patio, a storage shed, and plenty of private outdoor space for both children and pets to play. Inside, the spacious, fully enclosed entryway creates the perfect transition space for busy families with kiddos and pups. Complete with a built-in bench and additional storage, it helps keep everyday life organized. As you enter the home itself, you will be amazed at the size of the open-concept kitchen, dining, and living area, offering ample room for both daily living and entertaining. The stunning kitchen is sure to impress with its stainless steel appliances, gas range with pot filler, custom range hood, subway tile backsplash, deep pantry, and sleek 6-foot island. With an incredible 14 drawers for all your kitchen wares alone, everything has its place. Slider doors off the dining area lead directly to the deck, making summer barbecues and gatherings with family and friends effortless. The spacious primary bedroom easily accommodates a king-sized bed and additional furniture. The walk-in closet is unbelievably large, while paired with an equally impressive private ensuite bathroom offering more than enough room to comfortably start and end your day. At the opposite end of the home, you'll find two generously sized bedrooms, a full main bathroom, and a large laundry/mechanical room. Beyond its attractive finishes, this home was built with efficiency and long-term value in mind. Boasting an impressive EnerGuide rating of 86, it features a high-efficiency propane furnace, tankless hot water on demand, triple-pane windows, an HRV system, and excellent R-Values insulation throughout.

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr \$4370.47 2025

Tenure Fee Simple

Fees

Area LAKESHORE

If you're looking for a home that showcases pride of ownership inside and out, contact Shane today at (867) 446-1622 to schedule your private showing today!

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Deep Freezer, all Window Coverings, Electric Fireplace, Pergola and Pergola Patio Furniture, and Storage Shed.

*Current Pre-Sale Home Inspection Report on File and Furniture is Negotiable *

420 Hall Cres, Yellowknife, NT

Main Floor Exterior Area 1732.74 sq ft
Interior Area 1569.96 sq ft



PREPARED: 2026/06/23



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.

