

WELCOME TO  
44 BROMLEY DRIVE  
\$699,900

SHANE BENNETT  
WORK 867.669.2105  
CELL 867.446.1622



ROOM SIZES

Living Room 17 X 13.3	Dining 10.7 X 13.3	Kitchen 11.4 X 13.3	Den 25.3 X 18.3		BATHS 2-4pc, 1-2pc Ensuite
Primary Bedroom 13.1 X 12	Bedroom 11.10 X 10.9	Bedroom 8.5 X 13.5	Bedroom 11.4 X 9		Storage 17.3 X 13.3
Laundry Room 10.11 X 10.11	Utility Room 10.11 X 13.3			Make: Model: Serial #:	Foyer / Entry 8 X 6
					Deck Front & Rear Decks

HEAT

INSULATION

BUILDING

LOT

Type F/A OIL	Ceiling: R	Sq. Ft. 2413	Lot Size 6438
Annual Cost	Walls: R	Age 1975	Garage Carpport
Litres Over Last 12 Mo. Oil: \$390/mo. Average Wood Pellets: \$700/yr.	Floor: R	Lot 23	Parking Double Paved
	Skirting: R	Block 507	
		Plan 1080	Unit

SPECIAL FEATURES /FURNISHINGS:

There are certain Yellowknife neighbourhoods that consistently capture buyers' attention, and Bromley is certainly one of them. Why? Location, location, location! Nestled in the heart of Yellowknife, Bromley offers ultimate convenience with grocery stores, restaurants, coffee shops, multiple schools, playgrounds, tennis courts, the hospital, the Multiplex, and the Fieldhouse all just minutes away. You'll enjoy being close to everything while still benefiting from the privacy of a low-traffic street tucked away from the hustle and bustle. From the moment you arrive, the home's curb appeal makes a lasting impression. Beautifully updated siding, mature trees, a lush front lawn, and ample paved parking create an inviting first impression. The elevated front deck also serves as a covered carport below, which is an appreciated feature during Yellowknife's snowy winters and rainy days. Step inside and you'll immediately appreciate the spacious northern entry, complete with stylish honeycomb-pattern entry flooring. With generous closet space and plenty of room for the entire family to remove and store their outdoor gear, this entryway is both practical and welcoming. The main floor offers a flexible layout that could suit a variety of lifestyles. Here you'll find a spacious den centered around a pellet stove that was recently WETT certified, along with a refreshed full bathroom and a large bedroom. This level could be ideal for guests, in-laws, an older child seeking additional privacy, or even future rental suite potential. Completing the floor is a large laundry room, utility/workshop area, and abundant storage space. Upstairs, the home opens into a bright and inviting living area where the kitchen, dining room, and living room flow seamlessly together. Large windows fill the space with natural light, while the sunken living room adds warmth and character with its attractive brick fireplace feature wall. The upper level also includes the spacious primary bedroom, complete with a walk-through closet and convenient ensuite bathroom. Two additional bedrooms and an updated main bathroom provide plenty of space for a growing family. Outside, the property continues to impress! With both front and rear decks, you can follow the sun throughout the day and enjoy outdoor living from morning to evening. The huge front deck features durable "Ducan" waterproof vinyl covering, built to withstand northern conditions while providing the perfect space to gather with friends around a propane fireplace and soak up the midnight sun. The rear deck is easily accessed through the patio doors off the kitchen and dining area, making summer BBQs and outdoor entertaining effortless. Here you'll also find a relaxing hot tub and privacy walls on both sides of the deck and with no direct rear neighbours, you can truly enjoy the peace and privacy of your own backyard. The fully fenced backyard offers an excellent combination of healthy lawn and natural Canadian Shield rock, creating a space that's equally suited for children, pets, and your outdoor enjoyment. For those with a sense of adventure, a gate at the back fence provides direct access to the forest beyond and offers a convenient shortcut to both the Multiplex and Fieldhouse. If you've been searching for that well-maintained 4 bedroom house with room to grow into and a place your family can truly put down roots, then please contact Shane at (867) 446-1622 to book your private showing today!

**Upgrades (Approx. Ages):** Roof (2006), All Siding (2015), Furnace (2008), Oil Tank (2024), Hot Water Tank (2024), Both Full Bathroom Renovations (2026), Front Deck (2020), Back Deck (2022), Hot Tub (2017), and Updated Engineered Hardwood Flooring throughout.

**Price Includes:** Fridge x2, Stove, Dishwasher, Microwave, Washer, Dryer, all Window Coverings, Pellet Stove, and Hot Tub.

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

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$4717.86 2025

Tenure Fee Simple

Fees

Area FRAME LK SOUTH

# 44 Bromley Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2413.84 sq ft



**Main Floor**  
Exterior Area 1092.96 sq ft



**2nd Floor**  
Exterior Area 1320.88 sq ft



PREPARED: 2026/06/20



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.

