

WELCOME TO  
46 RYCON DRIVE  
\$719,900

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ROOM SIZES

Living Room 22.2 X 16.9	Dining 11.4 X 11.8	Kitchen 10.10 X 9.1	Rec. Room 20.9 X 12.2		<b>BATHS</b> 1-3pc, 1-4pc, 1-2pc Ensuite
Primary Bedroom 15.8 X 10.1	Bedroom 10.11 X 9.1	Bedroom 10.11 X 8.5			Storage 7.4 X 10.8
1 Bedroom Suite LOWER LEVEL	Utility Room 14.2 X 10.8			Make: Model: Serial #:	Foyer / Entry
					Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 2565	Lot Size 7196
Annual Cost \$2,829.30	Walls: R 24	Age 1975 + Retrofit	Garage
Litres Over Last 12 Mo.	Floor: R	Lot 26 Block 150 Plan 863 Unit	Parking 4X
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Tucked among mature birch trees and backing directly onto green space, this 4-bedroom, 3-bath home offers privacy, flexibility, and one of the more peaceful settings you'll find this close to downtown. Enjoy your morning coffee on the private back deck surrounded by forest views, or take advantage of direct access to nearby trails, including Tin Can Hill, all just a short walk from the city centre.

Inside, the home offers a bright, functional layout with large windows that bring in natural light throughout the day. Thoughtful upgrades over the years include **shingles and eavestroughs (2024), updated deck and exterior stairs (2024), various window replacements, along with kitchen and bathroom improvements**, creating a home that feels well cared for and move-in ready. The lower level offers excellent flexibility with a **separate entrance leading to a fully self-contained 430 sq ft nanny suite complete with its own laundry**—ideal for visiting family, multi-generational living, or generating additional income through long or short-term rental opportunities.

Additional features include a cozy pellet stove, ample storage space, plenty of parking, and a beautifully landscaped front yard with established garden beds.

A rare opportunity to own a home that offers privacy, income potential, and everyday connection to nature—all while staying within walking distance to downtown amenities.

**Price Includes:** Fridge (x2), Stove (x2), Washer/Dryer(x2)

FOUNDATION

Concrete Pinned to Bedrock

PROPERTY TAXES

Amount/yr \$3381.97 2026

Tenure Fee Simple

Fees

Area CON

# 46 Rycon Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2,124.21 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.



