

WELCOME TO
4 BAGON DRIVE
\$459,900

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ROOM SIZES

Living Room 15.5 X 14.11	Kitchen 15.2 X 14.11				BATHS	1-4pc, 1-4pc Ensuite	
Primary Bedroom 12.11 X 12.4	Bedroom 8 X 9.6	Bedroom 12.7 X 9.5			Storage	Basement	
Laundry Room 5.2 X 8.4				Make: Model: Serial #:	Foyer / Entry 11 X 4.11	Deck	12 X 20

HEAT

INSULATION

BUILDING

LOT

Type	PROPANE & WOOD	Ceiling: R	40	Sq. Ft.	1167	Lot Size	5917
Annual Cost	\$2,206.48	Walls: R	20	Age	1986	Garage	Detached Shop
Litres Over Last 12 Mo.	2300 L + 2 Cords of Wood	Floor: R	26	Lot	10	Parking	4+
		Skirting: R		Block	546		
				Plan	1799		
				Unit			

SPECIAL FEATURES /FURNISHINGS:

Packed with value and set on a quiet family-friendly street, this property offers the space, flexibility, and lifestyle opportunities that are hard to find. Backing onto natural rock space and located within walking distance to schools and parks, this is a property designed for both family living and the active northern lifestyle.

The oversized, fully usable yard is a standout feature, offering incredible flexibility for RV parking, boats, snowmobiles, trailers, extra vehicles, outdoor storage, or future gardens. With plenty of room for kids to run, dogs to play, and all your seasonal gear, this property is built for making the most of life in the North.

The spacious deck extends your living space outdoors, creating the perfect spot for summer BBQs, entertaining friends, or simply relaxing and enjoying Yellowknife's long summer evenings.

A major bonus is the 16x24 detached fully finished shop, fully permitted and ideal as a workshop, gym, gear storage, hobby space, or the ultimate year-round shed.

Inside, the home offers a warm, functional layout with open-concept living, kitchen, and dining spaces centered around a cozy Pacific Energy wood stove and vaulted ceilings. Recent upgrades include new hot water tank (2026), shingles (2026), updated flooring (2026), PEX plumbing (2021), secured front fence (2022), and duct cleaning (2025).

A rare opportunity for buyers looking for space, storage, and a property built to enjoy everything Yellowknife living has to offer—year-round.

Price Includes: Fridge, Stove, Washer, Dryer, Dishwasher, Shed

FOUNDATION

Wood Block

PROPERTY TAXES

Amount/yr \$3138.99 2026

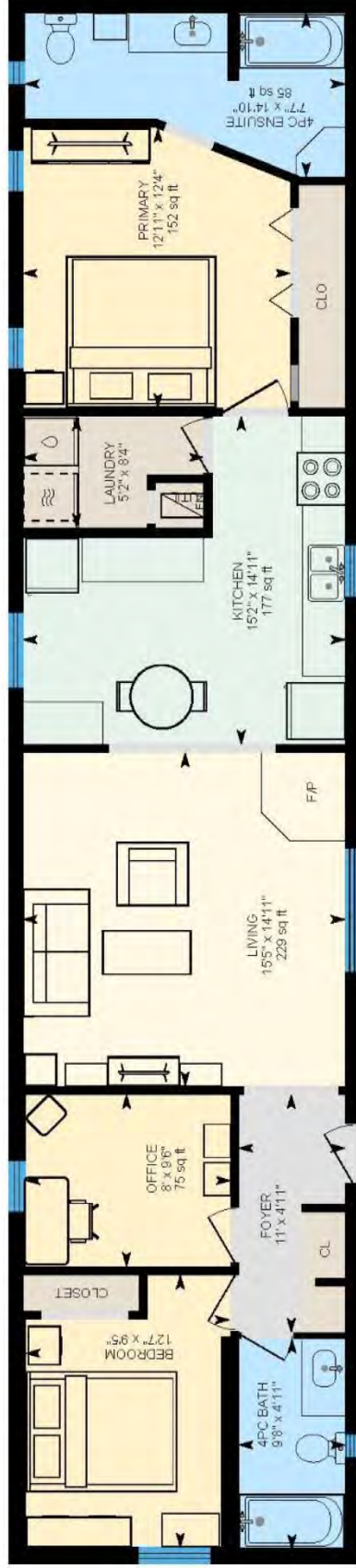
Tenure Fee Simple

Fees

Area FRAME LK SOUTH

4 Bagon Dr, Yellowknife, NT

Main Floor Exterior Area 1167.36 sq ft
Interior Area 1051.28 sq ft



PREPARED: 2026/06/26

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.



