

WELCOME TO EDZO HOUSE #231 \$275,000

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ROOM SIZES

Den / Living Room 15.3 X 19.1	Dining / Living Room 11.5 X 11	Kitchen 7.8 X 10			BATHS	2 Full Baths
Primary Bedroom 9.3 X 9.8	Bedroom 7.9 X 13.9	Bedroom 9.4 X 9.8			Storage	Basement
Laundry Room 5.6 X 6.3				Make: Model: Serial #:	Foyer / Entry	Deck Rear Deck

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R	Sq. Ft. 1229	Lot Size 8757
Annual Cost \$3,500.00 to \$4,000/yr	Walls: R		Garage
Litres Over	Floor: R	Age 1986 Est.	Parking Double Gravel
Last 12 Mo. Approximate	Skirting: R	Lot 400	Block 3912
		Plan 3912	Unit

SPECIAL FEATURES /FURNISHINGS:

This 3 bedroom, 2 full bathroom home is located on a quiet, family-friendly street in the community of Edzo (Behchokq, Northwest Territories). Enjoy the convenience of being within walking distance of the local playgrounds, daycare facilities, and Chief Jimmy Bruneau Regional High School. You are also only just a short 15 minute drive away from Rae, so you can visit the Elizabeth Mackenzie Elementary School, the Mary Adele Bishop Health Centre, community government offices, gas stations, convenience stores, and the Northern Store (grocery).

This property presents an excellent opportunity to own an affordable home on leased land in the peaceful Edzo community. Even better, many of the home's major components were updated this past year, including the roof, furnace, hot water tank, most windows, and both bathrooms were refreshed a few years ago. With the big-ticket items already addressed, you can move in with confidence and focus on making the interior space your own.

Situated on a huge 8,700+ sq. ft. lot, this property offers exceptional outdoor living. The large, fully fenced front yard provides a safe and secure space for children and pets to play, while the huge backyard backs onto no immediate neighbours, allowing you to enjoy privacy and sunshine from your rear deck all summer long. Mature trees add to the peaceful setting, and additional outdoor features include a teepee-style firepit area, multiple storage sheds (including space for an ATV), and convenient gate access to both the front and rear yards. Whether you're returning home from a day on the trails with your ATV or skidoo, you'll appreciate how easy it is to securely store your outdoor toys away.

Inside, you'll be welcomed by a dedicated entryway complete with practical storage for coats and footwear. The bright kitchen features newer appliances, ample cabinetry, and a large front-facing window that fills the space with natural light. Adjacent to the kitchen is plenty of room for a dining area, while the flexible front section of the home could also serve as a secondary living room. The home offers three spacious bedrooms and two full bathrooms, both of which have been recently updated with newer vanities, toilets, showers, and flooring. A separate laundry room adds everyday convenience too.

At the rear of the home, you'll find a generous den/living room that is ideal for relaxing or entertaining. Featuring a cozy wood stove, overhead ceiling fans, and direct access to the backyard deck and patio, this inviting space is the perfect place to unwind after a long day.

If you're tired of commuting between Yellowknife and Behchokq for work, or you're looking for an opportunity to return home to Tłı̨ch̓ land, this property deserves your attention. Contact Shane at (867) 446-1622 for more information or to schedule your viewing today!

Upgrades (Approx. Ages): Roof (2025), Most Windows (2025), Furnace (2025), Hot Water Tank (2025), and Bathrooms Updated (2023).

Price Includes: Fridge, Stove, Washer, Dryer, all Window Coverings, Wood Stove, Entryway Coat and Shoe Rack, Wood Rack, Alarm System, Sheds, Teepee, Firepit, and some Yard Tools (shovels, rakes, and wheel barrel). ***Most Furniture is Negotiable***

FOUNDATION

Concrete with beams & blocking

PROPERTY TAXES

Amount/yr \$500 Approx. 2025

Tenure Lease Land

Fees

Area Behchokq

Edzo House 231 Edzo Tili, Behchok, NT

Main Floor Exterior Area 1229.22 sq ft
Interior Area 1127.93 sq ft



PREPARED: 2026/07/27



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.

