

WELCOME TO

4233 49A AVENUE

\$399,900

SHANE CLARK
CELL 867.446.4663



ROOM SIZES

Living Room 12.6 X 13.3	Kitchen & Dining 12.10 X 13.3				BATHS 1-4pc, 1-2pc Ensuite
Primary Bedroom 12.10 X 13.3	Bedroom 10.2 X 9.11	Den/Bedroom 6.10 X 9.11			Storage Basement
				Make: Model: Serial #:	Foyer / Entry 15.10 X 5.1 Deck 14 X 20

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R 50	Sq. Ft. 1044	Lot Size 2697
Annual Cost	Walls: R 22	Age	Garage
Litres Over Last 12 Mo. Includes On-Demand Hot Water	Floor: R 20	Lot 3 Block 71 Plan 632 Unit	Parking Gravel
	Skirting: R 12		

SPECIAL FEATURES /FURNISHINGS:

Cozy, cute and comfortable living all set up for low maintenance living only steps from Downtown & Oldtown. Fully remodeled in 2010 with more recent updates since then, this home has seen all new walls, insulation, siding, roof and roofing plus all electrical replaced, drywalled windows and all replaced subflooring, flooring, trims, doors and has propane central heating plus on-demand hot water heating.

Cute backyard area receives loads of sunlight and is fenced with privacy panels offering a great space when at home. Full sized entry with walk in and walk out entrances is an excellent space for coats, boots and gear that's off the main home. Larger kitchen and living room, central island with bar chairs and great butcher block counter. There's a great den/office space off the kitchen and a half bath off the primary bedroom.

Everything has been thought of with this home, from renovated spaces to efficient comfort living. You can't renovate location, so if this is it for you everything else is move in ready to go.

Price includes: Fridge, stove, dishwasher, washer & dryer (2026), blinds, curtain rods and most drapes, and barchairs.

FOUNDATION

Engineered Wood Blocking

PROPERTY TAXES

Amount/yr \$1759.21 2026

Tenure Fee Simple

Fees

Area DOWNTOWN

4233 49a Ave, Yellowknife, NT

Main Floor Exterior Area 1044.10 sq ft
Interior Area 958.86 sq ft



PREPARED: 2026/07/17



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.

