

# WELCOME TO

## 46 RYCON DRIVE

### \$719,900

6778

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### ROOM SIZES

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

### HEAT

### INSULATION

### BUILDING

### LOT

|                                |               |                        |                  |
|--------------------------------|---------------|------------------------|------------------|
| Type<br>OIL                    | Ceiling: R 40 | Sq. Ft.<br>2565        | Lot Size<br>7196 |
| Annual Cost \$5,800.00 in 2025 | Walls: R 24   | Age<br>1975 + Retrofit | Garage           |
| Litres Over<br>Last 12 Mo.     | Floor: R      | Lot 26                 | Parking 4X       |
|                                | Skirting: R   | Block 150              |                  |
|                                |               | Plan 863               |                  |
|                                |               | Unit                   |                  |

### 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 a **brand new propane boiler (2026), 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 2124.21 sq ft



**Main Floor**  
Exterior Area 799.76 sq ft



**2nd Floor**  
Exterior Area 1324.45 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.



