

WELCOME TO

517 RANGE LAKE ROAD

\$400,800

6827

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ROOM SIZES

Living Room 12.10 X 21.9	Dining Room 9.3 X 9.11	Kitchen 9.11 X 9.11			BATHS 1-2pc, 1-4pc, 1-3pc Ensuite	
Primary Bedroom 12.2 X 13	Bedroom 10.3 X 11.5	Bedroom 9.2 X 9.4			Storage	Basement
Rec. Room 13.8 X 11.9				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R	Sq. Ft. 1703	Lot Size
Annual Cost \$2,724.90	Walls: R	Age	Garage Single
Litres Over Last 12 Mo. 3482.8 L	Floor: R	Lot Block Plan Unit C2086 8	Parking Single
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Welcome to 517 Range Lake Road, where thoughtful updates, everyday comfort, and a family-friendly location come together in a home that's truly move-in ready. Modern vinyl plank flooring runs throughout the main level, creating a bright, durable living space. Major updates provide peace of mind, including updated windows, a new exterior and patio door, and a high-efficiency furnace installed in 2025. Hunter Douglas blackout blinds offer privacy and will help you get a good nights sleep during the midnight sun summer evenings. The kitchen is both functional and inviting, featuring stainless steel appliances, including a stove and dishwasher updated in 2022, and a full-sized refrigerator. Outside, the garage provides secure parking and extra storage, while the location places you just minutes from schools, parks, shopping, and everyday amenities in one of Yellowknife's most family-friendly neighbourhoods. Well maintained, thoughtfully updated, and ready for its next owners, 517 Range Lake Road offers the perfect combination of comfort, convenience, and lasting value.

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

FOUNDATION

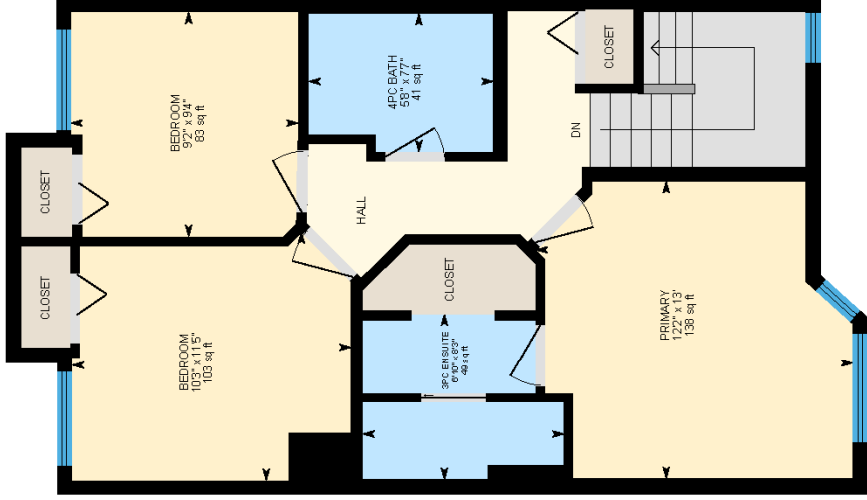
Concrete

PROPERTY TAXES

Amount/yr	\$4364.35	2026
Tenure	Condo Fees	
Fees	\$600/mo.	
Area	FRAME LK SOUTH	

517 Range Lake Rd, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1703.01 sq ft



PREPARED: 2025/07/14

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.



