

WELCOME TO
5116 54 STREET
\$535,000

SHANE CLARK
CELL 867.446.4663



ROOM SIZES

Living Room 10.9 X 9.7	Dining 10.9 X 8.11	Kitchen 12.5 X 9.3			BATHS	1-3pc, 1-4pc
Primary Bedroom 11 X 14.7	Bedroom 10.11 X 8.11	Bedroom 9.11 X 12.5			Storage	Basement Half Finished
				Make: Model: Serial #:	Foyer / Entry 8.11 X 8.9	Deck 12 X 21

HEAT

INSULATION

BUILDING

LOT

Type F/A OIL	Ceiling: R 40	Sq. Ft. 1020	Lot Size 5000
Annual Cost	Walls: R 12	Age 1950	Garage
Litres Over	Floor: R	Lot 8 Block 57 Plan 140 Unit	Parking Ally Parking
Last 12 Mo. 4479 L	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Downtown character, modern updates, and a great "New Town" location. This charming 1950s home offers an easy lifestyle for those who want to be close to downtown while enjoying the character and space of an established neighbourhood. Inside, you'll find original narrow-plank hardwood flooring complemented by thoughtful updates, including newer countertops, a spacious primary suite with a walk-in glass shower, and a newer second bathroom in the nearly half, finished basement.

Outside, the mature yard delivers plenty of summer appeal with a massive raspberry patch, garden beds, lawn space, and a fenced backyard with a ground-level deck and gazebo patio area. Alley access provides convenient parking.

Recent updates include a 2025 hot water tank, 2017 Granby heating fuel tank, 2015 roofing, and 2007 furnace. Fridge, stove, dishwasher, microwave, washer/dryer, window coverings, wood shelving in basement, shed, some yard furnishings and mini freezer can be included.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$3333.14 2026

Tenure Fee Simple

Fees

Area DOWNTOWN

5116 54 St, Yellowknife, NT

Main Building



1st Floor



Basement (Below Grade)

PREPARED: 2026/08/21

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.



