COLDWELL BANKER
NORTHERN BESTSELLERS

WELCOME TO
629 ANSON DRIVE
$149,900

MLS MULTIPLE LISTING SERVICE
6930

SHANE BENNETT
WORK 867.669.2105
CELL 867.446.1622



ROOM SIZES

Living Room 13.2 X 13.11	Kitchen 12.4 X 13.6	Den 23.3 X 10.1	Loft 23.8 X 10		BATHS	1-4pc
Primary Bedroom 15.5 X 10.1	Bedroom 10.4 X 13.2				Storage	Basement Crawl Space
				Make: Glendale Model: Laurentian Serial #: MW2961	Foyer / Entry	Deck Front & Rear Decks

HEAT

Type PROPANE

Annual Cost $3,000.00 - $3,500/yr.

Litres Over Last 12 Mo. 2026 Approximately

INSULATION

Ceiling: R
Walls: R
Floor: R
Skirting: R

BUILDING

Sq. Ft. 1492

Age 1975

Lot	Block	Plan	Unit
		C4729	15

LOT

Lot Size 3387

Garage

Parking Paved

SPECIAL FEATURES /FURNISHINGS:

Located in the heart of Yellowknife, this Northlands property offers 2 bedrooms, a loft, 1 full bathroom, approximately 1,500 sq. ft. of living space, and multiple areas with plenty of potential! Enjoy the convenience of being within walking distance of grocery and department stores, restaurants, Frame Lake Trail, the Multiplex and Fieldhouse, the hospital, schools, playgrounds, and so much more. This property requires a number of repairs and updates, making it an ideal opportunity for a professional contractor or a very handy individual looking for their next project. With some vision, hard work, and investment, this could turn into a savvy purchase with plenty of upside potential! Outside, you'll appreciate the paved parking out front and the large, fenced and gated front deck area. Complete with built-in benches, the deck wraps around the home and leads to a private rear patio area, which also includes a storage shed. Step inside and you'll find a front entryway with additional storage that branches off in several directions, offering some versatility in how you use the home's living spaces. These include a lower-level den, an upper loft, and the main living area. The den could be transformed into a spacious bonus family room or a dedicated play area for the kids. Upstairs, the loft offers a great spot for an arts and crafts studio, hobby space, or even a potential third bedroom! Moving into the original manufactured home portion, you'll find an open-concept living room and kitchen. The living room features a pellet stove (recently WETT Certified) to help keep things cozy during those colder winter nights while potentially helping reduce heating costs. The kitchen also offers the added convenience of an island with extra counter space for meal preparation. Down the hallway, you'll find the full bathroom, complete with a bathtub, additional storage, and laundry facilities. The remainder of this area includes a generously sized primary bedroom and a second bedroom.

If you're looking for an affordable Yellowknife property with the opportunity to roll up your sleeves, make it your own, and build some equity along the way, this could be the opportunity you've been waiting for! Immediate possession is available. Call or text Shane at (867) 446-1622 to book your private showing today!

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, all Window Coverings, Mounted TV (in Kitchen), Alarm System (no active subscription), Pellet Stove, Propane Fireplace, and Storage Shed. **All included items sold "as is".**

Note: Northlands properties are subject to a $283.27/month local improvement charge (LIC) for 25 years (started in 2015) covering new sewer and water plumbing lines.
***Current Pre-Sale Home Inspection Report on File ***

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr	$2,151.93	2026
Tenure	Fee Simple Condo	
Fees	$25/mo.	
Area	NORTHLAND	

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629 Anson Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1492.06 sq ft





Main Floor
Exterior Area 1254.30 sq ft

Loft
Exterior Area 237.76 sq ft

0 5 10 ft

PREPARED: 2026/11/12

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.

iGuide









