



# Whitehorse South Yukon

\$479,000

Weekend warrior? Full-time dreamer? This Yukon retreat has you covered.--just 50 minutes from Whitehorse! This charming timber frame recreational home offers 3 beds, 1 bath, and stunning mountain + lake views on 3.53 private acres. The 1,400 sqft home features an open-concept main floor with cozy Blaze King wood stove, a large entry, full bathroom with laundry, and a bright kitchen/dining area with big-view windows. Upstairs (watch your head!): 3 generous bedrooms and a flex landing. 200-amp power, 2000L water tank, approved septic, and triple-pane windows add metal roof. Bonus extras include a 16x20 dry cabin with loft and wraparound deck, a 15' yurt with wood stove and propane cooktop, a greenhouse, and a fenced area ideal for pets or gardening. No HRV system and inadequate stair clearance mean no final occupancy--offered as-is at \$479K. Cash or personal financing only. Your Yukon basecamp is calling--perfect for a group purchase, shared investment, and a lifetime of adventure! (id:6769)

Primary Bedroom 12 ft ,4 in X 13 ft ,7 in

Bedroom 10 ft X 13 ft ,7 in

Bedroom 11 ft ,2 in X 10 ft

Family room 14 ft ,6 in X 10 ft

Storage 8 ft ,4 in X 7 ft ,9 in

Living room 14 ft ,6 in X 19 ft

Dining room 11 ft X 13 ft ,7 in

Kitchen 11 ft ,8 in X 13 ft ,7 in

4pc Bathroom Measurements not available

Other 9 ft X 10 ft ,7 in

Utility room 7 ft X 8 ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER REDWOOD  
REALTY

<http://www.gfreyhomes.com>



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