

CHARMING, MODERN, & SPACIOUS 2-BEDROOM HOME

CHRISMEGER.CA



104 KENNEDY STREET
OFFERED AT \$499,000

MLS #17071

Welcome to 104 Kennedy Street in Haines Junction—where modern efficiency meets Yukon charm. This 1,510 sq ft, 2 bedroom, 1.5 bathroom home sits on a 7,200 sq ft lot in the heart of town, close to the school, trails, and amenities. The upper level impresses with vaulted pine ceilings, striking diamond willow banisters, a Pacific Energy wood stove, triple pane windows, and abundant natural light. The spacious kitchen offers generous prep space and storage, perfect for everyday living or entertaining. Downstairs features a large entry, flexible office space, two comfortable bedrooms, full bath, and utility area. Outside, enjoy a private treed yard, wood shed, durable metal roof, and covered deck for year-round enjoyment.



“The upper level impresses with vaulted pine ceilings, striking diamond willow banisters, a Pacific Energy wood stove, triple pane windows, and abundant natural light.”



Chris Meger

REALTOR®

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	104 KENNEDY STREET			
	Area	Haines Junction	Listing Status	Active
	Sub Area	HJ Haines Junction	Possession	Negotiable
	Postal Code	Y0B 1L0	Condo Fees	
	Type	Single Family	GST	No GST
	Style	Two Storey	Current Price	\$499,000
	Taxes	\$2,533 (2025)	Sale Price	
	MLS®	17071	Sale Date	
	Year Built	2010		
	Zoning	R-1		
	Local Imp. Tax			
	Suite Permit			

INTERIOR FEATURES

Bedrooms	2	# Fireplaces	
Bathrooms	2	Fireplaces Type	Wood
Levels		Heating	Electric, Wood
Basement	Crawl	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls			

Equip Incl	Dishwasher, Microwave, Stove, Refrigerator, Washer, Other, Dryer
Features	Dishwasher BI
Flooring	

ROOMS (Sqft Fin: 1,510)

	Bsmt	Main	2nd	Other
Sqft				
Entrance		7'10x7'3		
Living			14'4x10'2	
Dining			12'3x9'3	
Kitchen			12'6x11'2	
Master Bedroom		12'10x10'5		
Bathroom		4pc	2pc	
Bedroom		10'4x9'2		
Other		17'3x8'7		

LOT & EXTERIOR FEATURES

Lot Area (sqft)	7,200	Width (ft)	72
Lot Area (acres)	0.1653	Depth (ft)	100
Lot Dimensions			
Roof	Metal		
Exterior Finish	Siding, Other		
Total Parking			
Open Pk Spcs			
Driveway	Gravel Drive		
Garage	No Garage		
Lot	Flat, Bush some, Fences some, Irregular, Lane		
Outdoor Area	Deck, Trees/Shrubs		

LEGAL & MORTGAGE

Legal Desc.	Lot 24 Block 22, Plan No. 94-70, Haines Junction, YT
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

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Listed By: URBAN REALTY GROUP

This listing information is provided to you by:

Chris Meger - Broker

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2054 Second Avenue Whitehorse, YT Y1A 1A8 - Contact Name: Chris Meger

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. Feb 24, 2026.



CM- SVCACCSM

COMPANY 05
Service Agreement Summary Report

Page 1
Run Date 2026-02-19
Run Time 21:29:47 PM

CCS DATE 2026-02-19

104 Kennedy Street — Electricity Consumption Report

Customer Name:

Payment Account:

Service Agreement:

Price Group:

05 4026392 1 01 8

9290052795

Status: Active

1160-Residential Service Hydro Non-Government

Premise Address:

District:

Revenue Class:

104 KENNEDY ST

0572 - Haines Junction

RES

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HAINES JUNCTION

Last 12 Months = \$3,138.34 Average = \$261.53/month

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2026-02-09	62	4,179.00	0.00	\$1,108.50	2026-02-17	ACT
2026-01-09	31	897.00	0.00	\$232.81	2026-01-15	EST
2025-12-09	27	1,924.00	0.00	\$495.62	2025-12-12	ACT
2025-11-12	34	738.00	0.00	\$191.35	2025-11-14	ACT
2025-10-09	28	607.00	0.00	\$177.43	2025-10-15	ACT
2025-09-11	29	320.00	0.00	\$111.25	2025-09-15	ACT
2025-08-13	35	344.00	0.00	\$117.04	2025-08-15	ACT
2025-07-09	28	314.00	0.00	\$102.75	2025-07-15	ACT
2025-06-11	33	538.00	0.00	\$150.87	2025-06-13	ACT
2025-05-09	28	757.00	0.00	\$199.83	2025-05-14	ACT
2025-04-11	31	956.00	0.00	\$227.06	2025-04-14	ACT
2025-03-11	28	1,129.00	0.00	\$256.64	2025-03-14	ACT
2025-02-11	27	1,246.00	0.00	\$284.17	2025-02-14	ACT



Building File Report

Date:	February 19, 2026
Legal Description:	Plan: 94-70 Block: 22 Lot: 24 Town: Haines Junction Yukon Territory
Civic Address:	104 Kennedy Street Haines Junction

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Temporary Electrical Permit - 25826	2010-05-31					2010-05-31
Temporary service						
Building and Plumbing Permit - 20100600162	2010-06-15					2012-11-01
Construct SFD						
Electrical Permit - 28290	2010-09-28					2011-05-24
Wire SFD						
Gas Permit - 7001	2011-04-26					2011-05-17
Install range & 1 x 80 tank						
Building Permit - 20110500005	2011-11-02					2011-11-02
Install woodstove & chimney						
Electrical Permit - 30129	2011-10-31					2012-11-01
Hook up range hood and fix switch						
Electrical Permit - 2024-1906-E	2024-11-08					2024-11-15
Install HWT controller						

If not listed above, our records contain no information regarding any approved woodstove or chimney installations.

NOTE: Cancelled/Lapsed Permits - due to inactivity or at request of owner

**It is the *OWNERS'* responsibility to call for any *INSPECTIONS*.
Please be advised that 3 business days' notice is required when requesting an *INSPECTION*.**

DISCLAIMER:

This report only contains information about permits that have been issued. Government of Yukon offers no warranties about the completeness of this report. It does not contain information about investigations, stop work orders, unpermitted installations or activities. The inspections undertaken by the Government of Yukon are made on the basis of visual observations of readily apparent circumstances and made only to satisfy the requirements of the relevant permit. The issuance of a final inspection is not a warranty or assessment about the suitability or fitness for a purpose of any permitted construction or installation. In consideration of the receipt of this report, you waive any claim against Government of Yukon resulting from your reliance on the information in this report. For properties in the City of Whitehorse, purchasers may wish to contact the City of Whitehorse.

✉ Building Safety (C-8), P.O. Box 2703, Whitehorse, YT Y1A 2C6
☎ 867-667.5741 1-800-661-0408 ext. 5741 F 867-393-6249
@ buildingsafety@gov.yk.ca

