



31 TANANA LANE
OFFERED AT \$749,000
MLS #17072

Welcome to 31 Tanana Lane. This exceptionally cared-for 4-bedroom home offers a functional layout featuring a bright kitchen, dining and living area with 9-ft ceilings on the upper level, plus a family room, giant rec-room, and laundry in the walkout basement. The covered basement walkout includes a convenient arctic entry for added year-round comfort. Built to energy-efficient standards with triple pane windows featuring custom cellular shades, an HRV system, electric heat, and LED lighting throughout, the home is finished with durable laminate flooring and stainless steel appliances. Custom cellular window shades are included. Front and rear decks extend your living space outdoors, and generous storage is available in the crawl space. Situated on a desirable "Green Street," the front yard faces landscaped greenspace with pathways connecting to the main pedestrian walkway. Rear lane access features a triple concrete driveway offering ample parking.



“The functional layout features a bright kitchen, dining and living area with 9-ft ceilings on the upper level.”



Chris Meger

REALTOR®

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www.ChrisMeger.ca



31 TANANA LANE

Area **Whitehorse**
 Sub Area **Whistle Bend**
 Postal Code **Y1A 0S6**
 Type **Single Family**
 Style **Bungalow, Walk Out**
 Taxes **\$3,067 (2025)**
 MLS® **17072**
 Year Built **2021**
 Zoning **RCS3**
 Local Imp. Tax
 Suite Permit

Listing Status **Active**
 Possession **Negotiable**
 Condo Fees
 GST **No GST**
 Current Price **\$749,000**
 Sale Price
 Sale Date

INTERIOR FEATURES

Bedrooms **4** # Fireplaces
 Bathrooms **2** Fireplaces Type
 Levels Heating **Electric**
 Basement **Crawl, Basement** Water **Elec Water Heater, Water Heater Incl**
 Bsmt Walls **Preserved Wood**

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

ROOMS (Sqft Fin: 2,100)

	Bsmt	Main	2nd	Other
Sqft				
Entrance		12'0x5'5		
Living			15'4x11'9	
Dining			13'0x9'2	
Kitchen			12'2x10'5	
Master Bedroom			13'3x12'0	
Bathroom		4pc	4pc	
Bedroom		12'4x11'0	13'5x9'1	
Bedroom		13'5x13'0		
Rec Room		19'4x15'2		
Laundry		7'9x7'1		

LOT & EXTERIOR FEATURES

Lot Area (sqft) **4,800** Width (ft) **50**
 Lot Area (acres) **0.1102** Depth (ft) **96**
 Lot Dimensions
 Roof **Asphalt Shingles**
 Exterior Finish **Siding, Vinyl**
 Total Parking
 Open Pk Spcs
 Driveway **Other, Dble Con. Drv**
 Garage **No Garage**
 Lot **Flat, Rectangular**
 Outdoor Area **Deck**

LEGAL & MORTGAGE

Legal Desc. **Lot 642, Plan 2019-0025, Whistle Bend Subdivision, Whitehorse Yukon**
 Mortgage Info **Treat As Clear Title**
 Mortgage 1
 Mortgage 2

Welcome to 31 Tanana Lane. This exceptionally cared-for 4-bedroom home offers a functional layout featuring a bright kitchen, dining and living area with 9-ft ceilings on the upper level, plus a family room, giant rec-room, and laundry in the walkout basement. The covered basement walkout includes a convenient arctic entry for added year-round comfort. Built to energy-efficient standards with triple pane windows featuring custom cellular shades, an HRV system, electric heat, and LED lighting throughout, the home is finished with durable laminate flooring and stainless steel appliances. Custom cellular window shades are included. Front and rear decks extend your living space outdoors, and generous storage is available in the crawl space. Situated on a desirable "Green Street," the front yard faces landscaped greenspace with pathways connecting to the main pedestrian walkway. Rear lane access features a triple concrete driveway offering ample parking. Listed By: URBAN REALTY GROUP

This listing information is provided to you by:

Chris Meger - Broker

☎ 867-335-4868 ✉ chris@urbanrealtygroup.ca 🌐 <http://www.chrismeger.ca>

URBAN REALTY GROUP

☎ 867-335-4868 ✉ info@urbanrealtygroup.ca 🌐 <http://www.urbanrealtygroup.ca>
 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 25, 2026.



CM- SVCACCSM

COMPANY 05
Service Agreement Summary Report

Page 1
Run Date 2026-02-10
Run Time 22:46:15 PM

CCS DATE 2026-02-10

31 Tanana Lane — Electricity Consumption Report

Customer Name:

Payment Account:

Service Agreement:

Price Group:

05 4433082 1 01 2

3199860100

Status: Active

1160-Residential Service Hydro Non-Government

Premise Address:

District:

Revenue Class:

31 TANANA LANE

0571 - Whitehorse

RES

,

WHITEHORSE

Last 8 Months = \$2,964.38 Average = \$370.55/month

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2026-01-12	34	2,000.00	0.00	\$533.62	2026-01-27	EST
2025-12-09	27	1,662.00	0.00	\$425.54	2025-12-15	EST
2025-11-12	34	2,327.00	0.00	\$603.42	2025-11-17	ACT
2025-10-09	28	1,720.00	0.00	\$465.12	2025-10-16	EST
2025-09-11	30	886.00	0.00	\$254.09	2025-09-16	ACT
2025-08-12	32	736.00	0.00	\$215.76	2025-08-18	ACT
2025-07-11	31	744.00	0.00	\$205.05	2025-07-16	ACT
2025-06-10	29	1,021.00	0.00	\$261.78	2025-06-16	ACT
2025-05-12	11	645.00	0.00	\$161.43	2025-05-15	ACT



CITY OF WHITEHORSE

2121 Second Avenue Whitehorse, Yukon Y1A 4T3
Planning and Building Department 668-8340

Date of Report: Feb 11, 2026

BUILDING FILE INFORMATION

Page # 1 of 1

Lot - 642 Block- 2019-0025 Subdivision - WHISTLE BEND LTO # - 2019-0025 Zoning - RCS3

Municipal Address(s): 31 TANANA LANE

ZONING BYLAW STATUS

Siting Approval (YES/NO) YES
Survey Certification On File (YES/NO) YES
Surveyor CHALLENGER
Survey Date Sep 23, 2020

REMARKS:

No Action will be taken due to the above stated non-conformity at this time

(Signed by)

PERMITS ISSUED

Permit #	Old Permit	Issue Date	Type	Description	Occupancy	Final
20202486		Sep 09, 2020	BUIL-NEW1	New Building Permit	May 21, 2021	May 21, 2021
BLDG UNIT = 1 DECK = PORCH - 46 SQ. FT. & REAR DECK - 80 SQ. FT. DESCRIPTION = NEW S. F. RESIDENCE W/ FRONT COVERED PORCH & REAR DECK. DEV_PERM = 2020-1806 DWELLING = 1 REMARK = YG ELECTRICAL APPROVAL - MAY 18, 2021.						
20202490		Sep 09, 2020	PLUM-CONN	Sewer or Water Connection		May 04, 2021
DESCRIPTION = SEWER & WATER CONNECTION.						
20202491		Sep 09, 2020	PLUM-NEWP	New Plumbing Permit		May 21, 2021
DESCRIPTION = NEW PL. - 14 FIXTURES.						

Signed by:

Title: CSR

Requested by: cm/URBAN

File #: EMAIL

Date: Feb 10, 2026

Building File Report

Date:	February 11, 2026
Legal Description:	Plan: 2019-0025 Lot: 642 Town: Whitehorse Subdivision: Whistle Bend Subdivision Yukon Territory
Civic Address:	31 Tanana Lane Whitehorse

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Electrical Permit - 2020-1522-E	2020-10-07					2021-05-18
Wire SFD						
If not listed above, our records contain no information regarding any approved woodstove or chimney installations.						

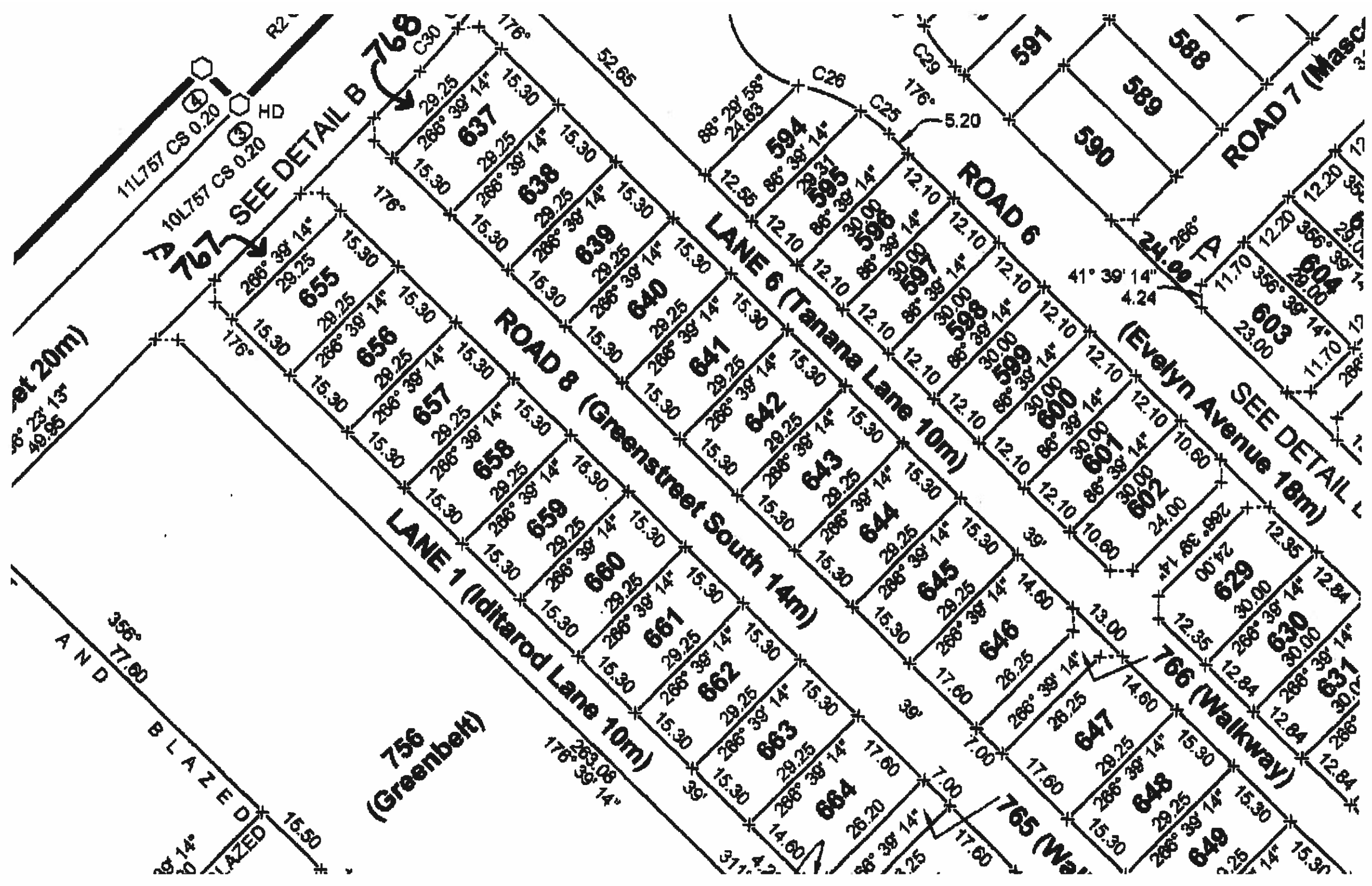
NOTE: Cancelled/Lapsed Permits - due to inactivity or at request of owner

**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



Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

- 9.8 RCS3 Comprehensive Residential Single Family 3**
- 9.8.1 Purpose
To provide a zone for single detached, duplex, and multiple housing on urban lots with a broad range of residential related uses. (*Bylaw 2024-16 passed April 22, 2024*)
- 9.8.2 Principal Uses
- a) community gardens and greenhouses
 - b) housing: single detached, duplex, multiple, residential care homes (*Bylaw 2024-16 passed April 22, 2024*)
 - c) parks
- 9.8.3 Secondary Uses
- a) accessory building/structures
 - b) bed and breakfast lodging (two rooms)
 - c) family day homes
 - d) garden suites
 - e) home based businesses, minor
 - f) living suites
- 9.8.4 Conditional Uses
- a) child care centres
 - b) home based businesses, major
 - c) housing: supportive
- 9.8.5 Development Regulations
- a) the minimum lot width is 15.0 m.
 - b) the minimum lot area for single detached, duplex, and multiple housing is 400 m². (*Bylaw 2024-16 passed April 22, 2024*)
 - c) the minimum lot area for duplex housing where each unit is on a separate fee simple lot is 337 m². (*Bylaw 2024-16 passed April 22, 2024*)
 - d) the maximum site coverage is 35%. The maximum site coverage may be increased to 50% if more than one dwelling unit is provided. (*Bylaw 2024-16 passed April 22, 2024*)
 - e) the maximum height is 10.0 m.
 - f) the minimum front yard setback is 4.0 m and the maximum front yard setback is 8.0 m. (*Bylaw 2019-07 passed March 25, 2019*)
 - g) the minimum side yard setback is 1.5 m except in the case of a side-by-side duplex on separate adjacent lots, where one side yard setback may be reduced to zero. (*Bylaw 2019-07 passed March 25, 2019*)
 - h) the minimum corner lot setback is 4.0 m from each street, 8.0 m maximum from one street, and 1.5 m from all other sides. (*Bylaw 2019-07 passed March 25, 2019*)
 - i) the minimum rear yard setback for a principal dwelling is 3.0 m.

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

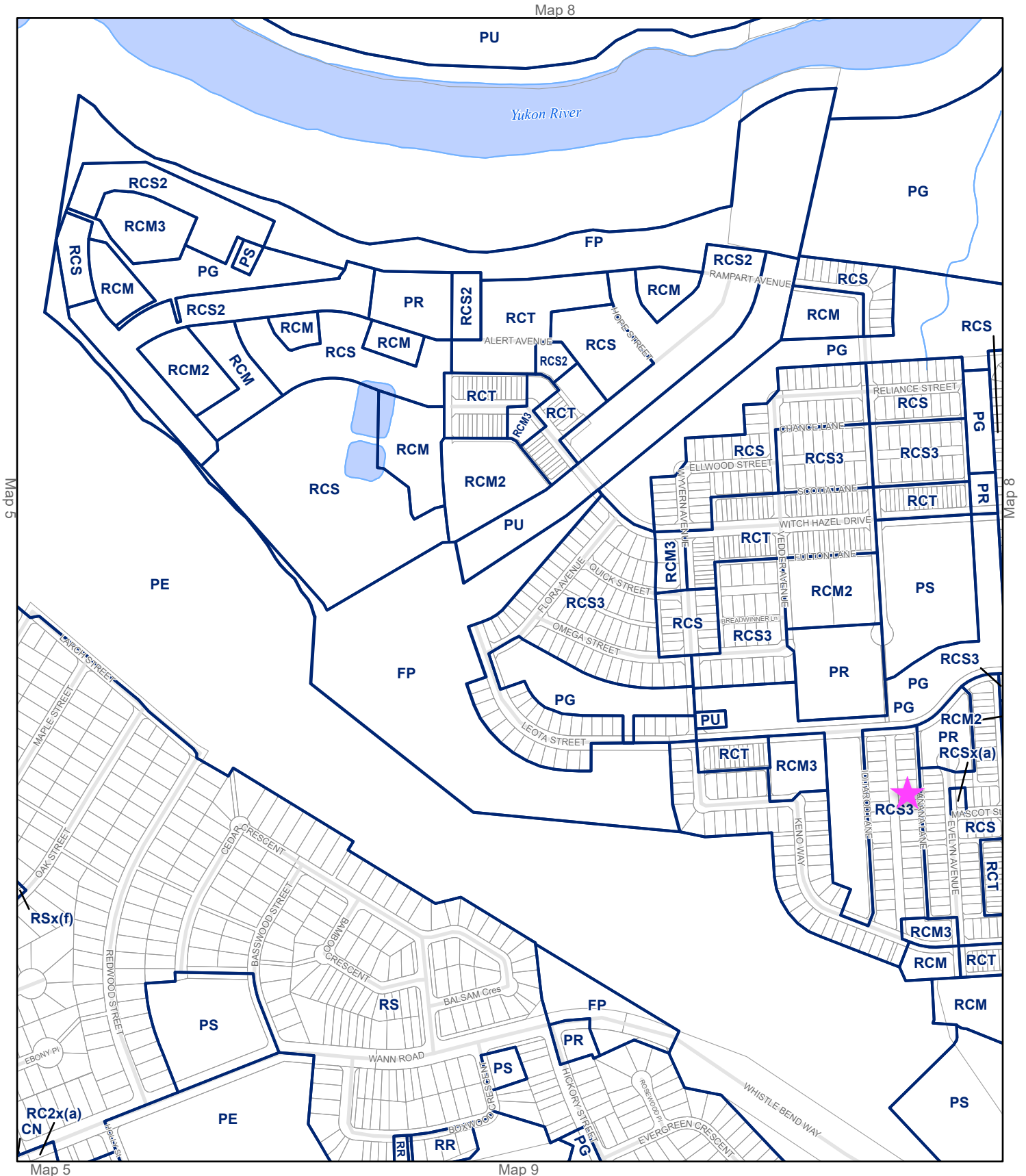
9.8.6

Other Regulations

- a) The maximum number of dwelling units per lot is four. Up to two of these units may be living or garden suites. (*Bylaw 2024-16 passed April 22, 2024*)
- b) Lots with a dwelling that is attached to another dwelling on a separate adjacent lot (e.g., duplex with each unit on a separate, fee simple lot) cannot build up to four dwelling units, but can provide up to two suites. (*Bylaw 2024-16 passed April 22, 2024*)
- c) Development in this zone is subject to the general and access regulations set out in section 6.4.
- b) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (bed and breakfast lodging, home based businesses, etc.); the parking regulations of section 7; and the sign regulations of section 8. Regulations in Section 6.14 Multiple Housing do not apply to multiple housing developments in this zone. (*Bylaw 2024-16 passed April 22, 2024*)

MAP 6

WHISTLE BEND (WEST)



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



0 320
Meters

Projection: NAD 1983 UTM Zone 8

Consolidation date:
September 13, 2024