115 KNUTSEN AVENUE

Frame Lake, Yellowknife

$525,000

MLS®:	4817
Bedrooms:	3
Heating:	forced air
Taxes:	$2895.77(2021)
Square Feet:	1516.12 sqft
Parking:	4+ paved
Year Built:	1982
Construction:	stick built

Type:	House
Bathrooms:	2
Fuel Type:	propane & pellets(approx $3000/per year)
Fireplaces:	pellet stove
Lot Size:	5344.55 sqft
Storage:	garage 22x20
Style:	single family detached
Foundation:	concrete piles

Jennifer Payne

SALESPERSON

(867) 444-0977

jennifer.payne@century21.ca

https:www.century21yk.ca

CENTURY 21
Prospect Realty

5124 48 Street
Yellowknife, NT X1A 1N6

Not intended to solicit properties currently listed for sale or buyers under contract.The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and indentify the quality of services provided by real estate professionals who are members of CREA. Used under license. Independently Owned and Operated. ®/ trademarks owned by Century 21 Real Estate LLC used under license or authorized sub-license. © 2016 Century 21 Canada Limited Partnership

ABOUT THIS PROPERTY

Fall in love with the fresh updates that effortlessly blend modern style with cozy charm. As you enter this beautiful home you are welcomed by a spacious entrance which is perfect to keep organized especially during our long winter months. Entertain with ease with the open concept layout that allows the living spaces to flow seamlessly into one another. The kitchen has been recently updated with a fun pop of color, open shelves, and an ample amount of cabinets making storage a breeze. The dark laminate flooring flows into the living space and is highlighted by the warm glow from the pellet stove and bright new windows. Down the hallway you will find 2 good sized bedrooms, a full bath and the owner's retreat that features a built in desk area, ensuite and the highlight of the home which is a walk in closet that could easily double as a nursery or office! Spend evenings unwinding in the grassed backyard sitting around the firepit with friends and family or hanging out in the garage working on hobbies. Conveniently located around the corner from schools, the multiplex, and restaurants.

Notable updates: windows/doors(2020) furnace(2019) HWT (2020) roof(2010) siding/gutters(2020) laminate floors(2021)

Price Includes: fridge, stove, dishwasher, microwave, washer, dryer, drink fridge(in garage), dresser in walkin closet, lawn mower, tv stand, deep freeze, garage pellet stove(as is)

Not intended to solicit properties currently listed for sale or buyers under contract.The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and indentify the quality of services provided by real estate professionals who are members of CREA. Used under license. Independently Owned and Operated. ®/ trademarks owned by Century 21 Real Estate LLC used under license or authorized sub-license. © 2016 Century 21 Canada Limited Partnership