



6019 FINLAYSON DRIVE
Frame Lake, Yellowknife
\$599,900

MLS®:	6341
Bedrooms:	3
Heating:	\$3000/Year
Taxes:	\$3,746.39 for 2024
Square Feet:	1,452SqFt
Parking:	Double+
Style:	Single Family Detached

Type:	House
Bathrooms:	2
Fuel Type:	Propane
Fireplaces:	Electric
Lot Size:	6,847
Year Built:	1989
Construction:	Manufactured



Dwayne Simmons

Salesperson

867-445-8380

dwayne.simmons@century21.ca

<https://www.century21yk.ca>

CENTURY 21
 Prospect Realty



5124 48 Street
 Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

This is your opportunity to own a charming home in one of the best locations in the area—tucked at the top of Finlayson Drive with direct access to the ball diamonds, sliding hill, and playground, plus miles of walking trails right outside your door! Ideal for active families or anyone who loves outdoor adventure, this home offers a perfect blend of comfort, style, and convenience.

From the moment you step inside, you'll be greeted by a sunroom that's bathed in natural light from a combination of expansive windows and skylights. Not only does this space brighten up the home, but it also serves as a year-round oasis, thanks to a cozy propane fireplace. Whether you use it as a mudroom, playroom, or plant-filled retreat, it's a versatile and welcoming entry point to the rest of the home.

Next, you'll find the heart of the home: the open-concept living and dining area. The laminate flooring flows seamlessly from one room to the next, creating a sense of openness and connectivity. The kitchen is a true highlight, featuring fresh white cabinets with plenty of storage and a striking shiplap feature wall that adds character and charm. A wood mantle with an electric fireplace creates a cozy focal point, perfect for those cooler evenings.

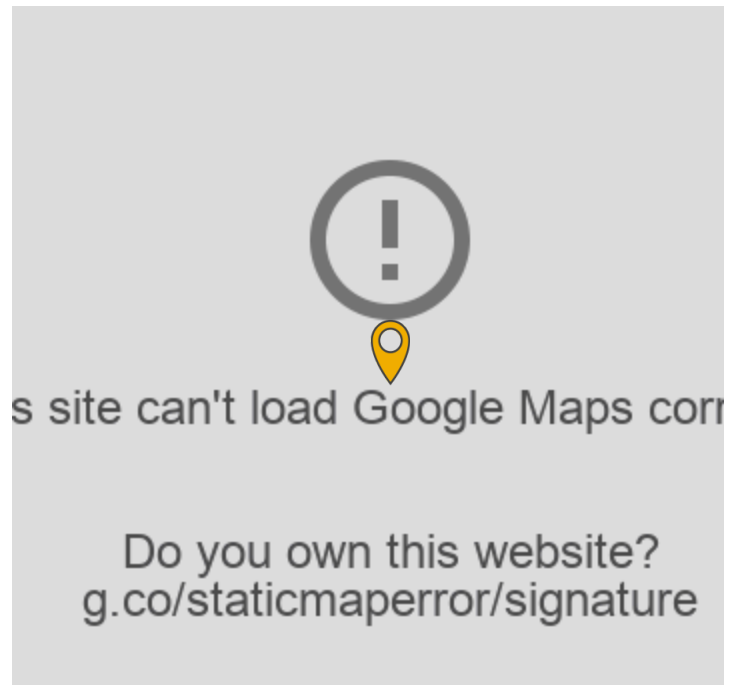
As you make your way toward the back of the home, you'll discover three well-sized bedrooms and a main bathroom, each of which has been freshly painted in neutral tones that complement the home's modern aesthetic. But that's not all! As you pass through, you'll be surprised by a second living space—complete with French doors—offering endless possibilities. This flex room could be a playroom, TV area, or a quiet retreat, making it an ideal solution for growing families or those in need of a bit more space.

The flow of this home is fantastic, with every room working in harmony to create a comfortable living experience. Step outside onto the large south-facing back deck, which overlooks a fully fenced yard that's perfect for pets or family gatherings. Also a large shed/workshop is great for sleds or quads.

This home is a true gem, combining a prime location with a functional, family-friendly layout and beautiful finishes. Don't miss the chance to call it yours!

Call Dwayne to book a showing (867)445-8380

Included Items: Fridge, Stove, Dishwasher, Washer, Dryer, Shed



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