



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

**MLS®:** 6341

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**Bedrooms:** 3

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**Heating:** \$3000/Year

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**Taxes:** \$3,746.39 for 2024

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**Square Feet:** 1,452SqFt

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**Parking:** Double+

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**Style:** Single Family Detached

**Type:** House

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**Bathrooms:** 2

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**Fuel Type:** Propane

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**Fireplaces:** Electric

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**Lot Size:** 6,847

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**Year Built:** 1989

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**Construction:** Manufactured



**Dwayne Simmons**  
 Salesperson

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**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.

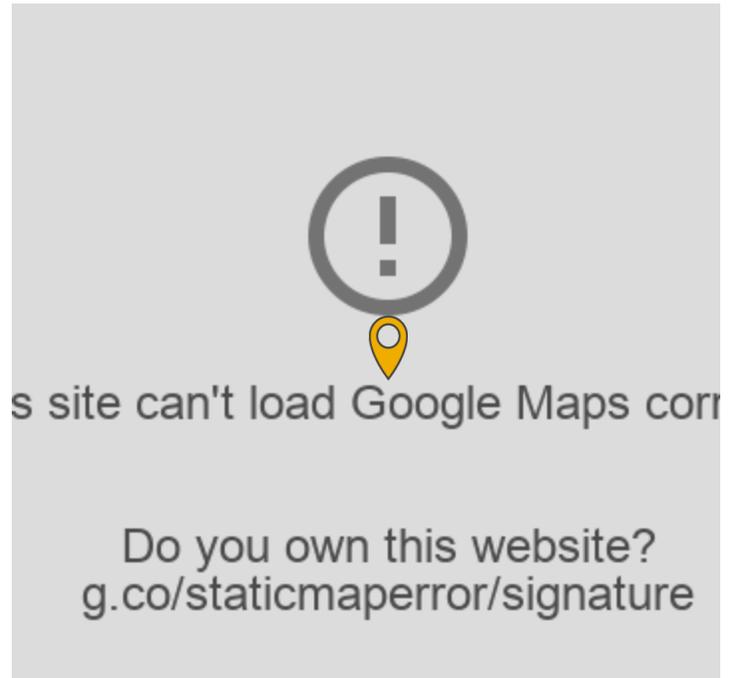
As you make your way toward the back of the home, you'll discover three well-sized bedrooms and a main bathroom, each of which has been freshly painted in neutral tones that complement the home's modern aesthetic. But that's not all! As you pass through, you'll be surprised by a second living space—complete 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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