



614 ANSON DRIVE
Frame Lake, Yellowknife
\$329,900

MLS®:	6480
Bedrooms:	2
Heating:	Furnace
Taxes:	\$1200.22 (2025)
Fireplaces:	Electric
Lot Size:	.08 Acres

Type:	House
Bathrooms:	1
Fuel Type:	Oil
Maintenance:	\$283.27
Square Feet:	817 sqft
Year Built:	1973



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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to 614 Anson Drive, a well-maintained 2-bedroom + den, 1-bath home situated on an elevated lot in Northlands, just steps from the hospital, schools, shopping, and the scenic Frame Lake walking trail.

Inside and out, this home has seen numerous updates over the years, ensuring comfort and peace of mind for its next owner. Recent upgrades include new shingles (2023), living room windows and exterior doors (2022), wood blocks (2021), and, in 2020, refreshed kitchen countertops, stainless steel appliances, laminate flooring, and modern light fixtures. Prior improvements include PVC windows, upgraded siding, and enhanced insulation, adding to the home's efficiency and curb appeal.

The interior offers a bright and inviting living space, complemented by tasteful finishes throughout. The den provides great flexibility for a home office, guest space, or hobby room.

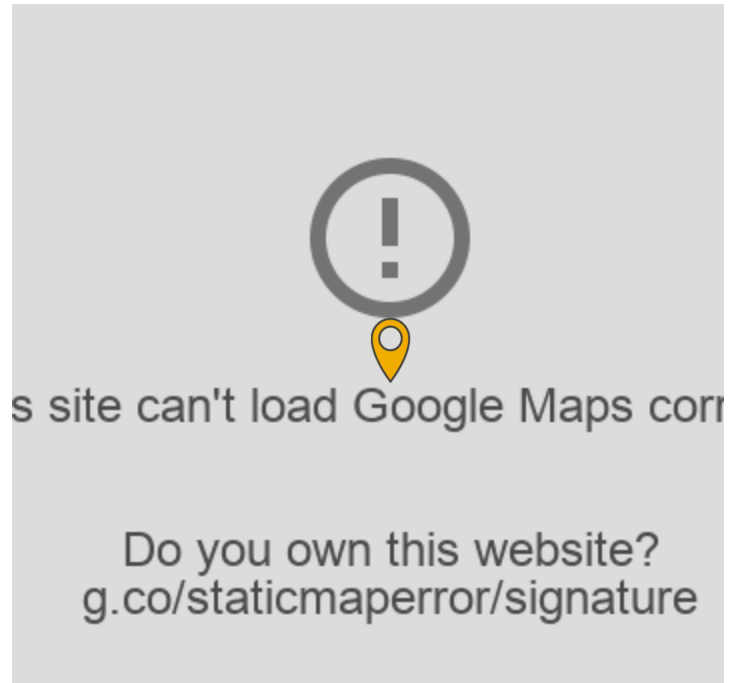
Outdoors, enjoy a fabulous, fully fenced yard—perfect for relaxing or entertaining—featuring a spacious deck, two sheds (one powered), and a hot tub (as-is) for those cozy Northern evenings. As well, this property boasts parking out front for 4 vehicles making it a great option for multiple tenants or storing a boat/ RV.

This property also offers strong income potential, having recently rented for \$2,700/month plus utilities.

A wonderful opportunity for first-time buyers, downsizers, or investors alike—schedule your viewing today!

Price Includes: Fridge, Electric Fireplace, Stove, Dishwasher, Washer, Dryer, Two Sheds, Hot Tub (as-is).

NOTE: Northlands is subject to a LI levy for water and sewer infrastructure @ \$283.27/month for 25 years (starting 2015) @ 3.3% interest.



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