



289 McDougal Road

Fort Smith

\$442,000

MLS®: 6485

Bedrooms: 3

Taxes: \$2,700 (2025)

Lot Size: 11,008 SqFt

Style: Single Family

Type: House

Bathrooms: 2

Square Feet: 1,283 SqFt

Year Built: 1977



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**CENTURY 21**  
Prospect Realty



5124 48 Street  
Yellowknife, NT X1A 1N6



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## ABOUT THIS PROPERTY

This home is located in a great neighborhood, close to schools, and the riverside park area. There are three bedrooms on the main floor, with a clear separation of spaces with an open concept with the dining room having clear views of both the kitchen and living room. There is an additional bedroom in the basement with a second bathroom, and a large family room, laundry, and storage space. The screened in patio offers plenty of privacy and great additional outdoor living space. The garage is electrified with parking space, and lots of room for additional storage or workshop area, the driveway is paved, and the yard is fenced on all sides.



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