



38 BOURQUE DRIVE

Frame Lake, Yellowknife

\$449,900

MLS®: 6549

Bedrooms: 3

Full Baths: 2

Fuel Type: Propane

Fireplaces: Wood Stove

Lot Size: 5,291

Storage: Shed

Style: Single Family

Type: House

Bathrooms: 2

Heating: Forced Air

Taxes: \$2,872.46 (2025)

Square Feet: 1,216

Parking: Paved

Year Built: 2003

Construction: Manufactured



Jean Mahlangu

Salesperson

(867) 447-3622

jean.mahlangu@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 identify 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

This well-maintained home offers an excellent opportunity on a fenced corner lot in a family-friendly, established neighborhood. Conveniently situated near schools, shopping centers, and recreation facilities.

It features three bedrooms and two bathrooms. The kitchen and living area are bright and spacious, filled with natural light thanks to an abundance of windows. A centrally located WETT-certified Osburn wood stove not only creates a cozy atmosphere during winter but also could potentially help reduce heating costs. The home features carpet-free flooring throughout, offering ease of maintenance and cleaning.

Outdoors, you'll find a large deck designed for entertaining or relaxing in the sun, as well as a generous grassy yard alongside the house. Multiple vehicles can be accommodated in the paved asphalt driveway.

Having been professionally cleaned, this home is move-in ready. Contact us today or reach out to your Buyer's Agent to arrange a viewing.

Included Items: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Shed, Wood

Hot Water Tank: **2026**, Propane Furnace: **2017**

*2026 Home Inspection Report on file

*Furniture negotiable



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 identify 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