



## 38 BOURQUE DRIVE

### Frame Lake, Yellowknife

# \$449,900

<b>MLS®:</b>	6549
<b>Bedrooms:</b>	3
<b>Full Baths:</b>	2
<b>Fuel Type:</b>	Propane
<b>Fireplaces:</b>	Wood Stove
<b>Lot Size:</b>	5,291
<b>Storage:</b>	Shed
<b>Style:</b>	Single Family

<b>Type:</b>	House
<b>Bathrooms:</b>	2
<b>Heating:</b>	Forced Air
<b>Taxes:</b>	\$2,872.46 (2025)
<b>Square Feet:</b>	1,216
<b>Parking:</b>	Paved
<b>Year Built:</b>	2003
<b>Construction:</b>	Manufactured



**Jean Mahlangu**

Salesperson

(867) 447-3622

[jean.mahlangu@century21.ca](mailto:jean.mahlangu@century21.ca)

<https://www.century21yk.ca>

**CENTURY 21**  
Prospect Realty



5124 48 Street  
Yellowknife, NT X1A 1N6

## 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