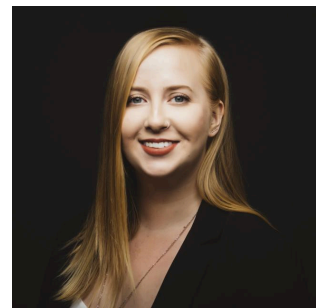


2 GLOWACH COURT
Frame Lake, Yellowknife
\$825,000

MLS®:	6598
Bedrooms:	4
Full Baths:	2
Heating:	\$6,164.43 (4,821.4 litres)
Taxes:	\$6,451.42
Lot Size:	8,101 sqft
Storage:	Storage Shed
Style:	Single Family Detached

Type:	House
Bathrooms:	2.5
Half Baths:	1
Fuel Type:	Oil
Square Feet:	2,443 sqft
Parking:	Double Garage
Year Built:	1989
Foundation:	Concrete



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CENTURY 21.
 Prospect Realty



5124 48 Street
 Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Tucked at the end of a quiet court in the desirable Frame Lake area with convenient access to schools, parks, and amenities, this well-maintained 4 bedroom, 2.5 bath home offers an ideal location and layout for comfortable family living.

Thoughtful curb appeal leads into a welcoming main floor where a bright front sitting room with a propane fireplace creates a cozy spot for reading or relaxing, while an open, spacious kitchen and dining area provide an inviting heart for family meals and entertaining. A sunken living room right off the dining creates nice separation while keeping the flow of the open concept and offers an adjacent family room/TV room and is paired with a main-floor 2-piece powder room for guests.

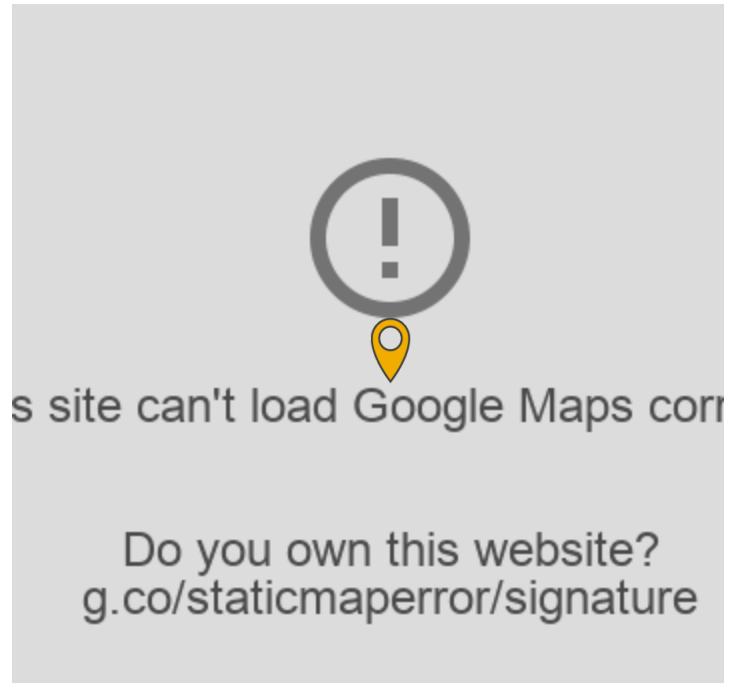
Recently reconfigured, the upper level presents four generously sized bedrooms each with ample closet space and a well-designed Jack-and-Jill bathroom that simplifies morning routines for busy households. The primary suite is a true retreat with a walk-through closet, a flexible attached den that can function as a nursery, private office or easily be enclosed to create a separate room, while also offering a 4-piece ensuite that also accommodates the laundry, offering excellent practicality and privacy.

This property offers ample parking for multi vehicles as well as the double attached garage. The fully fenced, manicured yard is ideal for outdoor living featuring a large deck for entertaining, lawn space for play, and a built-in play structure that children will love.

Updates:

- Second-floor reconfiguration, new flooring, trim & baseboards, and bathrooms (2025)
- Pex Plumbing Upstairs (2025)
- Infloor Heat to Upstairs (2025)
- New Heat Manifold System (2025)
- Interior paint throughout (2024/2025)
- Some windows replaced (2024)
- Front and back doors replaced (2024)
- Alarm system installed (2024)
- Washer & dryer replaced (2022)
- Hot water tank replaced (2021)
- Addition completed (2000)

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, TV & Sound System.



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