

NEW LISTING



230 WOOLGAR AVENUE
Frame Lake, Yellowknife
\$599,900

MLS®:	6605
Bedrooms:	4
Heating:	4400L
Taxes:	\$3,296.92
Square Feet:	1,575
Parking:	Double Gravel
Year Built:	1978
Construction:	Modular

Type:	House
Bathrooms:	2
Fuel Type:	Propane
Fireplaces:	Garage Pellet Stove
Lot Size:	4,960SqFt
Storage:	Garage
Style:	Detached



Dwayne Simmons

Salesperson

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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Step into a well cared-for, 4-bedroom, 2-bathroom home that's ready for you to call your own. This inviting property offers over 1,500 square feet of comfortable living space, a single detached garage, and a thoughtful layout designed for everyday living and privacy.

From the moment you enter, you'll notice the fresh, modern updates that run throughout. The interior shines with a brand-new kitchen refresh and stainless steel appliances, fully renovated bathrooms, and new flooring and paint that create a bright, cohesive feel. The expansive living room anchors the home with stylish light gray floors, abundant natural light, and flexible space that can accommodate a dedicated play area for the kids or a compact home office.

The kitchen overlooks a separate dining area, making family dinners and entertaining a seamless experience. It's equipped with generous cabinet storage, a pantry, and convenient pot-and-pan drawers, all enhancing the bright, open flow of the main living spaces.

Sleep comfort and privacy are well-considered in the bedroom layout: two bedrooms and a bathroom are located on one end of the home, while the other two bedrooms—including a spacious master—occupy the opposite end. The large master suite fits a king-size bed and furniture, features a substantial walk-in closet, and includes an ensuite with a stand-up shower—offering a retreat-like feel and added privacy for occupants or guests.

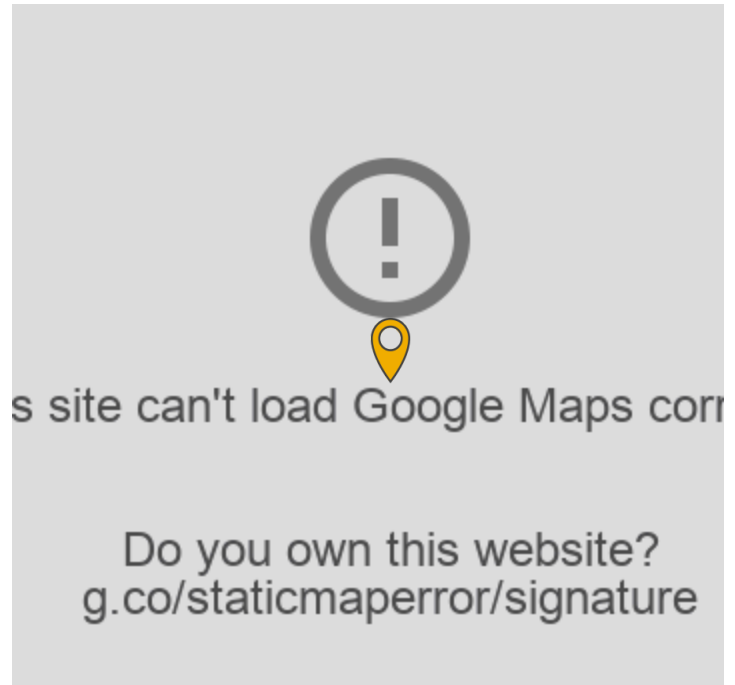
Outdoor living is enhanced by a recently built back deck, perfect for summer evenings, barbecues, or simply relaxing outdoors. A standout bonus is the single detached garage, heated by a pellet stove, making it a versatile space for extra storage, a workshop, or a warm spot to keep a vehicle during winter.

All of this rests on a great lot in a location that's hard to beat—close to shopping, schools, and hospital, with easy access to everything you need.

Call Dwayne to book a showing (867)445-8380

Included Items: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener, Garage Freezer

** Other system upgrades include the Roof in 2023, Furnace 2021, and Hot Water Tank 2023



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