

## 9 ENGLAND CRESCENT

Frame Lake South, Yellowknife

**\$884,900**

<b>MLS®:</b>	6599
<b>Bedrooms:</b>	5
<b>Heating:</b>	forced air
<b>Taxes:</b>	\$5009.17(2025)
<b>Balcony/Patio:</b>	1000 sqft composite deck
<b>Lot Size:</b>	5,166 sqft
<b>Storage:</b>	garage and heated crawl space
<b>Year Built:</b>	1988
<b>Construction:</b>	stick built

<b>Type:</b>	House
<b>Bathrooms:</b>	3
<b>Fuel Type:</b>	oil(5126L in 2025)
<b>Fireplaces:</b>	pellet stove
<b>Square Feet:</b>	2,359.92 sqft
<b>Parking:</b>	multiple paved
<b>Storeys:</b>	2
<b>Style:</b>	single family detached



**Jennifer Payne**

Salesperson

(867) 444-0977

[jennifer.payne@century21.ca](mailto:jennifer.payne@century21.ca)

<https://www.century21yk.ca>

**CENTURY 21.**  
Prospect Realty



5124 48 Street  
Yellowknife, NT X1A 1N6

## ABOUT THIS PROPERTY

Welcome to this beautiful, well maintained 5 bedroom, 3-bathroom home, perfectly situated on a quiet crescent in a well-established neighborhood. From the moment you arrive, the curb appeal is undeniable—featuring a brick driveway, covered front porch, charming architectural details, planter boxes, and a fragrant lavender bush that warmly welcomes you home.

Step inside to a thoughtfully designed closed entryway complete with coat hooks and a built-in storage bench—ideal for keeping everyday life organized. As you move into the main living space, you're greeted by a grand foyer highlighted by a stunning curved staircase, rich hardwood finishes, and elegant paneled wall.

The main living room boasts vaulted ceilings and large updated windows that flood the space with natural light. Flowing seamlessly into the dining area and kitchen, this layout is perfect for both entertaining and everyday living. The kitchen features granite countertops, stainless steel appliances, and a truly charming hidden pantry designed to maximize every inch of space—plus an additional walk-in pantry/storage room is around the corner for even more convenience.

Just off the kitchen, a cozy second living room with a pellet stove and a bright breakfast nook creates the perfect spot to unwind. Garden doors lead you outside to a spacious backyard, fully finished with low-maintenance composite decking that spans from corner to corner. Enjoy the added bonus of a greenhouse/storage shed and the privacy of backing onto green space with mature trees.

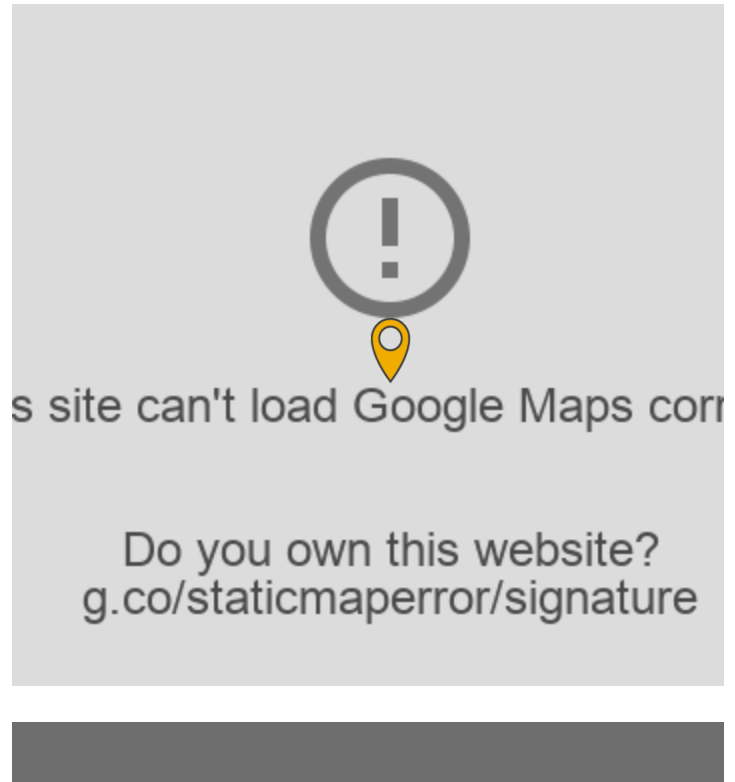
Before heading upstairs, you'll find a versatile room ideal as a fifth bedroom, home office, or den. This level also provides access to the attached double garage and a massive crawlspace that houses the furnace, hot water tank, and offers an abundance of storage.

Upstairs, you'll appreciate having all four bedrooms on one level—a rare and highly desirable feature. The primary suite is a true retreat, complete with a walk-in closet featuring custom oak cabinetry and a beautifully renovated ensuite. This spa-like ensuite showcases bright white cabinetry, a soaker tub, glass shower, and sleek modern tile finishes. A full main bathroom completes the upper level.

With major updates already completed—including windows, furnace, oil tank and roof—this home offers peace of mind and years of low-maintenance living. Combining thoughtful design, quality upgrades, and an unbeatable location, this is a home you won't want to miss.

**Notable Updates:** roof(2019), triple pane PVC windows(2022), forced air furnace(2021), double wall fibreglass tank(2024), primary ensuite(2025), composite deck, interior doors and trim, exterior door and garden doors, garage door

**Included items:** fridge, stove, dishwasher, microwave, washer, dryer, beverage fridge, stand up freezer, garbage compactor, front and back



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