



**NEW LISTING**



**6 DANIELS COURT**  
**Frame Lake, Yellowknife**

**\$779,900**

<b>MLS®:</b>	6609
<b>Bedrooms:</b>	3
<b>Full Baths:</b>	2
<b>Heating:</b>	Forced Air
<b>Taxes:</b>	\$6,562 (2025)
<b>Balcony/Patio:</b>	Ground level back deck
<b>Lot Size:</b>	11,850 sqft
<b>Style:</b>	Single family home

<b>Type:</b>	House
<b>Bathrooms:</b>	3
<b>Half Baths:</b>	1
<b>Fuel Type:</b>	Propane (\$6,627, last 12 months))
<b>Fireplaces:</b>	Propane
<b>Square Feet:</b>	1,926 sqft
<b>Year Built:</b>	1988
<b>Construction:</b>	Stick-built



**Adrian Bell**

Broker of Record

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**CENTURY 21**  
Prospect Realty



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## ABOUT THIS PROPERTY

The perfect “next-step” home for a young family looking for more room both indoors and outdoors – 3 bedrooms, 2.5 bathrooms with a large, double garage on a huge 11,850 square foot lot backing onto greenspace, located on a quiet, family-friendly cul-de-sac close to schools, recreational facilities and shopping.

The layout is classic and functional, with a living room at front of the home that receives evening sun and a sunken family room off the kitchen with French door access to the spacious and private back yard. The recently refinished kitchen features a unique corner sink with well-placed windows to bring in light. New, white paint throughout, including baseboards and window trim, and light berber carpets upstairs lend the home a bright, modern feel. The principal bedroom includes a spacious ensuite and walk-in closet.

No stone went unturned in preparing this home for new owners. The list of recent updates by respected local contractors is long:

**2026:** New fixtures and vanities in bathrooms, new paint throughout.

**2025:** Refinished the kitchen cabinets, new kitchen countertops, new kitchen sink and faucet, new drawer boxes, new kitchen appliances; all windows and front and back doors replaced; new roof shingles and eavestroughs; new berber carpets upstairs and staircase, new flooring in bathrooms and laundry room, new tile in master bath.

**2021:** New liner in the crawlspace, added a sump pump.

The furnace (2013) and hot water tank (2022) are both propane heated. Pre-sale inspection report available by Saturday, April 11th.

Purchase includes: fridge, stove, dishwasher, washer and dryer, garage workbench and all garage shelving.

Don't miss our Open House, Sunday, April 12th at 2pm!

