



123 STINSON ROAD

Frame Lake, Yellowknife

\$324,900

MLS®:	6640
Bedrooms:	2
Heating:	4624L
Taxes:	1844.59
Balcony/Patio:	120SqFt
Lot Size:	3,308SqFt
Storage:	Garden Shed + Heated Shed
Style:	Single Family Detached

Type:	House
Bathrooms:	1
Fuel Type:	Propane Furnace(2022)
Maintenance:	\$283/Month LI Fee
Square Feet:	1,050
Parking:	Single gravel
Year Built:	1979
Construction:	Manufactured



Dwayne Simmons

Salesperson

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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

This home is an inviting 2-bedroom, 1-bathroom home, where character and warmth are felt the moment you arrive. Inside, wood floors flow throughout, adding tons of character, complemented by accent wood walls that create a cozy, rustic atmosphere.

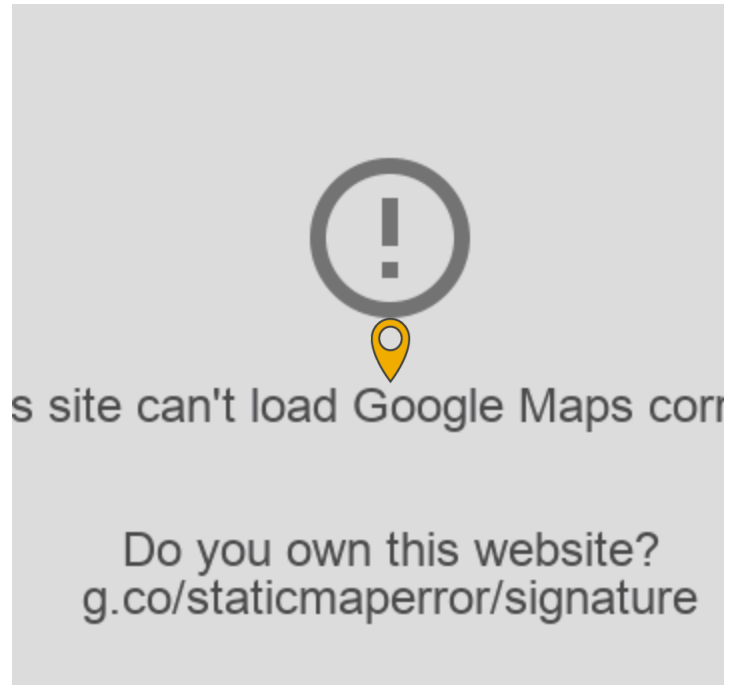
At the heart of the home, the kitchen offers both function and charm with wood cabinetry, a central island for added workspace, and a convenient pantry for extra storage. The bathroom provides a relaxing retreat, featuring slate tile flooring, a tiled surround, and a jetted tub—perfect for unwinding at the end of the day—along with a wood dresser-style vanity that adds a unique touch of warmth and style.

Outdoors, you'll find multiple garden boxes ready for growing your own fruits, vegetables, or flowers. A storage shed offers plenty of room for tools and equipment, while the spacious heated shed opens the door to endless possibilities—whether you envision a workshop, studio, den, or creative space.

Call Dwayne today to book a viewing (867)445-8380

Included items: fridge, stove, dishwasher, washer(2025),dryer(2025), shed, compostable toilet ("as is"), kitchen island, bathroom table

Note: Northlands has a local improvement fee of \$283.27/month for 25 years which started in 2015, for completed water and sewer line upgrades.



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