



6208 FINLAYSON DRIVE
Frame Lake, Yellowknife
\$659,900

MLS®: 6648
Bedrooms: 4
Heating: radiant baseboard
Taxes: \$3766.56(2025)
Lot Size: 4,236.78 SqFt
Storage: heated crawlspace and shed
Style: semi detached

Type: House
Bathrooms: 2
Fuel Type: oil(2644L in 2025)
Square Feet: 1,690.34
Parking: multiple gravel
Year Built: 1991
Construction: stick built



Jennifer Payne
 Salesperson

(867) 444-0977

jennifer.payne@century21.ca

<https://www.century21yk.ca>

CENTURY 21
 Prospect Realty



5124 48 Street
 Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to 6208 Finlayson Drive—an extensively updated semi-detached home that blends modern style with everyday functionality from top to bottom, all set in a welcoming community with excellent neighbors.

Step inside to discover a completely refreshed interior featuring new vinyl plank flooring, interior and exterior doors, new kitchen, new bathrooms, fresh paint throughout, trim, and so much more.

The redesigned kitchen has been thoughtfully extended to maximize both storage and usability, offering ample space for additional cabinetry and a full dining area. Crisp white cabinets are paired with classic white subway tile, rich butcher block countertops, and sleek black stainless steel appliances. A farmhouse style sink completes the space, adding both charm and practicality.

On the lower level, you'll find a conveniently located bedroom adjacent to a beautifully updated bathroom featuring a modern glass stand-up shower and new vanity—ideal for guests or multigenerational living. This level also has a spacious sunken living room with large windows allowing plenty of light to flood the space and a walk-in closet next to the back door, perfect for storing extra winter gear.

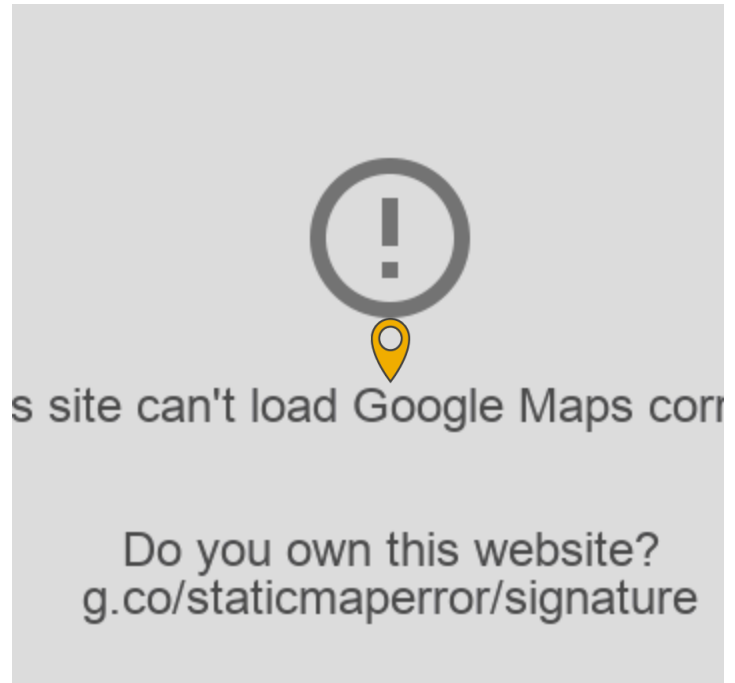
Upstairs, a spacious landing with new carpet leads to three well-appointed bedrooms, all equipped with custom closet organizers. The primary bedroom is a standout, boasting two walk-in closets. The main bathroom has also been upgraded with a new vanity and includes a walk-in linen closet for added storage. A dedicated laundry room on this level features built-in cabinetry, black stainless steel washer and dryer and a stylish shiplap accent wall.

Outside, the yard has been fully leveled and refreshed with new gravel for low-maintenance living. Enjoy outdoor entertaining on the platform patio with a gazebo complete with bug and privacy screens, as well as an additional backyard deck. Garden boxes with southern exposure provide the perfect setup for growing your own produce or flowers. A new storage shed and ample parking—including space for multiple vehicles, an RV, or a boat—add even more convenience.

The home also features a stand-up crawlspace offering extensive storage and housing the utilities. For added peace of mind, a Pro/Tran 6 generator transfer switch is installed, ensuring you're prepared for power outages. Smart thermostats, a doorbell camera, and updated lighting fixtures complete this move-in-ready home.

Ideally located in a central area close to schools, the hospital, and grocery stores, this home offers both comfort and convenience in a fantastic neighborhood setting.

Updates Include: double wall fibreglass oil tank(2019), exterior doors & screen doors(2024), roof(2023), HRV(2025), HWT(2022), kitchen(2023), upstairs bathrooms(2023, not including tub)



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Price includes: fridge, stove, dishwasher, microwave, hood vent, stand up freezer, washer, dryer, TV Mount in kids room, TV Mount in