



642 ANSON DRIVE

Frame Lake, Yellowknife

\$369,900

MLS®:	6654
Bedrooms:	3
Full Baths:	2
Fuel Type:	Propane
Maintenance:	\$283/Month LI Fee
Lot Size:	3,509 SqFt
Storage:	Shed
Style:	Single Family Detached

Type:	House
Bathrooms:	2
Heating:	Force Air Funace
Taxes:	\$2885.94
Square Feet:	1,200 SqFt
Parking:	Double
Year Built:	1997
Construction:	Stick Built



Dwayne Simmons

Salesperson

867-445-8380

dwayne.simmons@century21.ca

<https://www.century21yk.ca>

CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Charming three-bedroom, two-bathroom stick-built home on a wood-block foundation, just moments from the hospital, shopping, and the popular Frame Lake Trail. Propane for heat, hot water, and stove helps keep utility costs low thanks to the propane conversion. All three bedrooms are generously sized for the Northlands area, and the master suite includes a full ensuite with a jetted tub. The property is fully fenced and makes for an ideal starter home!

Recent upgrades:

- Roof and hot water tank: 2015
- Furnace: 2013 (Propane)
- Porch: 2007

Included items: Fridge, Stove, Dishwasher, Washer, Dryer, Window coverings, Shed.

**Northlands has a Local Improvement Levy of \$283.27/month to pay for upgraded infrastructure: New water and sewer lines in completed in 2015

