



335 BELLANCA AVENUE
Frame Lake, Yellowknife
\$359,900

MLS®:	6668
Bedrooms:	3
Full Baths:	1
Fuel Type:	Oil
Square Feet:	1,410 sqft
Parking:	Double (Concrete and Gravel)
Year Built:	1972

Type:	House
Bathrooms:	1
Heating:	Forced Air
Taxes:	\$2091.45 (2025)
Lot Size:	3,204 sqft
Storage:	Attached Stoage Room + Shed
Style:	Modular



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CENTURY 21.
 Prospect Realty



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ABOUT THIS PROPERTY

Located in a family-friendly neighborhood, this well-maintained 3-bedroom, 1-bath home offers comfortable living with thoughtful updates throughout. The open-concept kitchen and living room create a bright and welcoming space that's perfect for both everyday living and entertaining. An addition completed in 2006 expanded the home's square footage, providing extra room for growing families or those looking for additional living space.

Recent upgrades include a furnace installed in 2020 and fresh paint throughout the home, giving the interior a clean and refreshed feel. The property also features both a heated front entrance and a convenient non-heated mudroom, ideal for Yellowknife living through every season.

Storage is no issue here with attached cold storage and an additional outdoor shed for all your tools, seasonal gear, and extra belongings. Whether you're a first-time buyer, downsizer, or looking for a solid investment opportunity, this home offers great value in a practical layout. Book your viewing today!

Price Includes: Fridge, Stove/ Oven, Freezer, Dishwasher, Washer, Dryer, Window Coverings, Snowblower, Lawn Mower, TV and Mount, Electric Fireplace

NOTE: Northlands is subject to a LI levy for water and sewer infrastructure @ \$283.27/month for 25 years (starting 2015) @ 3.3% interest.

