



NEW LISTING <



24 SPENCE ROAD

Frame Lake, Yellowknife

\$564,900

MLS®:	6661
Bedrooms:	4
Heating:	\$2,774.09/year (3,024 litres)
Taxes:	\$3,985.42 (2025)
Year Built:	2020
Construction:	Manufactured

Type:	House
Bathrooms:	2
Fuel Type:	Propane
Square Feet:	1,549 sqft
Style:	Single Family Detached



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ABOUT THIS PROPERTY

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Are you looking for a move-in ready home that's both spacious and affordable for your growing family? This 4 bedroom, 2 bathroom open concept modular with over 1500 square feet of living space might be just what you're looking for!

This new neighbourhood is not only conveniently located near schools and recreational facilities, but is a great family-friendly area with a park at the end of the street for your kids to play, while also having direct access to walking paths and snowmobile trails!

With a modern design and an open floor plan, this home is perfect for entertaining and family living. The kitchen is equipped with all the essentials and space you need, featuring a large eat-in island, while the adjoining dining and living areas are spacious and welcoming, with plenty of natural light.

The four bedrooms offer plenty of space for your family to spread out and relax, with three bedrooms and the main bath being located at the front of the house, and the primary bedroom on the other end of the home. You will also find a generously sized laundry, mechanical room for additional storage.

Outside, the fully fenced yard offers a safe and private area for your children and pets to play. This home also offers a porch right off the dining room via garden doors, for dining or relaxing in the sun.

Built in 2020 with high efficiency in mind, this home exceeds Energuide 80 standards with triple pane PVC windows, HRV system, hot water on demand, and great insulation values keeping utilities extremely low.

This home is the perfect starter home for a young growing family, with enough space to accommodate everyone comfortably and plenty of potential for customization and personalization. Don't miss out on this incredible opportunity to own a beautiful and functional home that's move-in ready!

Included Items: Fridge, Stove, Dishwasher, Washer, and Dryer.



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