



35 MANDEVILLE DRIVE
Frame Lake, Yellowknife
\$449,900

MLS®:	6689
Bedrooms:	3
Full Baths:	2
Fuel Type:	Oil (1374L for 2025)
Balcony/Patio:	300SqFt
Lot Size:	5,427SqFt
Storage:	Shed
Style:	Single Family Detached

Type:	House
Bathrooms:	2
Heating:	Forced Air Furnace
Taxes:	\$2,872.25 for 2025
Square Feet:	1,216SqFt
Parking:	Double
Year Built:	1988
Construction:	Manufactured



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

Welcome to 35 Mandeville Dr, a well-maintained 3-bedroom, 2-bath home close to schools, playgrounds, shopping, and sports facilities. Situated on a spacious pie-shaped lot, this property offers excellent curb appeal with a triple driveway and room to build a future garage out front.

The fully fenced, pet-friendly yard is perfect for families and outdoor entertaining, featuring a large south-facing deck that enjoys plenty of sunshine throughout the day.

Inside, the current owners have completed extensive cosmetic and décor updates, creating a modern feel throughout the home. Over the years, the property has benefited from numerous important upgrades, including the furnace and fuel tank (2021), siding and windows (2005), interior renovations with updated flooring and ceramic tile bathrooms (2009), roof (2019), PEX water lines with belly bag repair and added insulation (2021), and hot water tank (2021).

A fantastic opportunity for first-time buyers, growing families, or anyone looking for a move-in ready home in a convenient, family-friendly location.

Included Items: Fridge, Stove, Dishwasher, Washer & Dryer (2021), All Window Coverings, and Storage Shed.

