

NEW LISTING



5064 FORREST DRIVE

Forrest Drive, Yellowknife

\$1,115,000

Type:	House
Bathrooms:	3
Half Baths:	1
Fuel Type:	Propane (3430L)
Kitchens:	High End Appliance Package
Square Feet:	3659
Parking:	Triple+ Paved
Year Built:	2016
Construction:	Stick Built

Bedrooms:	3
Full Baths:	2
Heating:	Propane Boiler
Taxes:	\$8,202.67 for 2025
Balcony/Patio:	1,100 SqFt
Lot Size:	5,964
Storage:	Garage + Shed
Style:	Single Family Detached



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CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to 5064 Forrest Drive — a truly exceptional property that combines energy efficiency, income potential, and pride of ownership into one impressive package. Meticulously maintained and showing in mint condition, this home delivers the perfect balance of everyday comfort and long-term value.

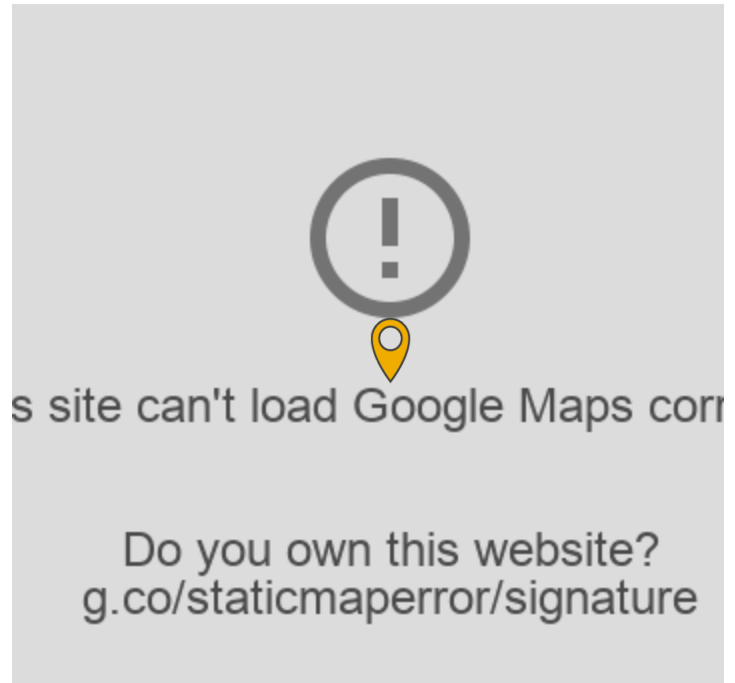
Inside, the bright open-concept living space is flooded with natural light thanks to the abundance of windows throughout the home. Designed with efficiency in mind, the solar gains help naturally heat the home year-round, creating a warm and inviting atmosphere while keeping utility costs remarkably low. Adding even more value is the newly added modern 1-bedroom suite — a fantastic mortgage helper or revenue-generating opportunity that makes this property as affordable as many homes priced far below it.

Outside, the property continues to impress at every turn. The paved and concrete multi-vehicle driveway offers extensive parking, complemented by a separate paved RV parking lane running alongside the home. The fully fenced yard features chain link fencing with privacy lattice, raised garden planters, and a quality-built matching 10x12 shed complete with shelving for additional storage.

Built for northern living and peace of mind, the home also includes a permanently mounted, covered WiFi-enabled propane generator situated on its own concrete pad. The solar system dramatically reduces operating costs, with power bills averaging approximately the monthly connection fee alone.

With over 1,100 square feet of front and rear Duradek decking, you can enjoy sun exposure throughout the day while taking advantage of thoughtful extras including multiple hose bibs, hot and cold water access on the upper rear deck, and convenient outdoor utility features near the RV parking area.

This is more than just a home — it's a carefully curated lifestyle property offering comfort, efficiency, and income potential in one outstanding package.



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