



630 ANSON DRIVE

Frame Lake, Yellowknife

\$319,900

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|---------------------|------------------------|
| MLS®: | 6694 |
| Bedrooms: | 2 |
| Full Baths: | 1 |
| Fuel Type: | Propane (\$3000/year) |
| Maintenance: | \$283/Month LI Fee |
| Lot Size: | 3,512SqFt |
| Storage: | Shed |
| Style: | Single Family Detached |

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|----------------------|--------------------|
| Type: | House |
| Bathrooms: | 1 |
| Heating: | Forced Air Furnace |
| Taxes: | \$1321.55 for 2025 |
| Square Feet: | 1,034 SqFt |
| Parking: | Double Gravel |
| Year Built: | 1975 |
| 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

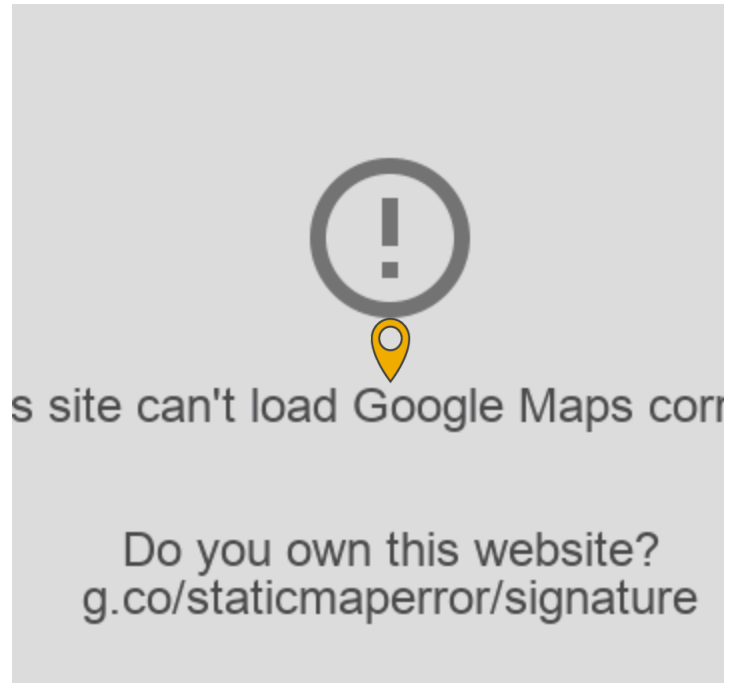
Step into this charming and beautifully updated home, where comfort, style, and peace of mind come together seamlessly. Extensively renovated over recent years, this property offers modern upgrades throughout while maintaining a warm and inviting feel.

Major exterior improvements completed in 2011 include new siding with added 2" Styrofoam insulation and upgraded double-pane windows for improved efficiency and year-round comfort. A thoughtfully completed 2010 addition features a shingled roof and insulated skirting with 2" Styrofoam, adding valuable living space and functionality. Inside, the water lines were updated to PEX in 2022, and the home has also benefited from a propane furnace conversion completed in 2023.

The kitchen received a fresh modern refresh in 2022 with resurfaced countertops, professionally painted cabinets inside and out, updated hardware, new taps, electrical fixtures, and a stylish Silgranite sink. A new hot water tank was installed just before listing, along with a couple of new kitchen appliances added in 2026, making this home truly move-in ready. A new window sealed unit is being installed in the living room in the coming days.

Outside, the fully fenced yard creates a private retreat complete with a fire pit area, custom stone steps, and beautiful stone hedge features that add curb appeal and character. Professionally cleaned and backed by an excellent house inspection, this property is ready for its next owners with immediate possession available.

NOTE: Northlands is subject to a local improvement (LI) charge for new water & sewer services at \$283.37/month for 25 years (starting 2015) @ 3.3% interest.



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