



**35 HORDAL ROAD**  
**Frame Lake, Yellowknife**  
**\$445,000**

**MLS®:** 6700  
**Bedrooms:** 3  
**Heating:** forced air  
**Taxes:** \$2354(2025)  
**Lot Size:** 5,179.49 SqFt  
**Year Built:** 1987  
**Construction:** manufactured

**Type:** House  
**Bathrooms:** 2  
**Fuel Type:** propane (approx. \$3532 for a year)  
**Square Feet:** 1,283.71 SqFt  
**Storage:** heat and powered workshop + 3 sheds  
**Style:** single family detached



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**CENTURY 21.**  
 Prospect Realty



5124 48 Street  
 Yellowknife, NT X1A 1N6

## ABOUT THIS PROPERTY

Welcome to this beautifully well maintained 3-bedroom, 2-bathroom home offering a functional layout and exceptional outdoor space. The thoughtful floor plan places two bedrooms and the main bathroom on one end of the home, while the spacious primary retreat is privately situated on the opposite side, complete with its own ensuite bathroom.

At the heart of the home, you'll find the kitchen with an eat-in dining area that flows into the sunken living room, creating a comfortable central gathering space for everyday living and entertaining. Conveniently located off the kitchen, there is a multi-purpose mudroom and laundry area that features built-in pantry storage and direct access to the spacious private deck complete with a hot tub. The front porch addition provides a practical entry space with room for coats, shoes, and lots of extra storage.

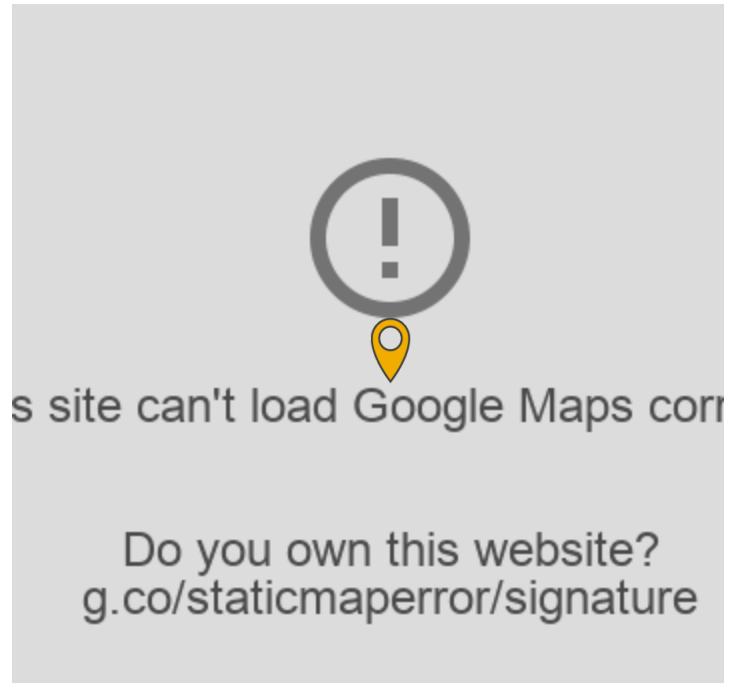
Outside, the expansive driveway extends all the way to the backyard, offering ample parking and easy access to the 16x12 heated and powered workshop — ideal for hobbyists, projects, or extra workspace. Three additional storage sheds provide plenty of room for tools, equipment, and seasonal storage.

Multiple upgrades throughout the years provide peace of mind and modern comfort, including some new flooring, windows, roof, and PEX plumbing!!

For more information or to schedule a viewing call 867-444-0977 or email [jennifer.payne@century21.ca](mailto:jennifer.payne@century21.ca)

Price Includes: fridge, stove, dishwasher, washer, dryer, air conditioner, raised garden beds, hot tub, shed x 3, porch cabinets, deep freeze

Notable dates: addition was added 30 years ago, HWT(2026), roof(approx. 2018), Pex water lines(2025) furnace(2008), windows(approx. 2016-2017), exterior doors(approx. 2015), kitchen vinyl plank flooring(2025), plus many more updates over the years including the front bathroom and flooring



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