



4015 FINLAYSON DRIVE

Frame Lake South, Yellowknife

\$799,900

MLS®:	6729
Bedrooms:	4
Full Baths:	3
Fuel Type:	Propane (3520L)
Fireplaces:	Pellet Stove (2 pallets)
Lot Size:	7,222 SqFt
Storage:	Double Garage
Style:	Single Family Detached

Type:	House
Bathrooms:	3
Heating:	Propane Boiler
Taxes:	\$6,505.96 for 2025
Square Feet:	2,400 SqFt
Parking:	Triple+ Paved
Year Built:	1994
Construction:	Stick Built



Dwayne Simmons

Salesperson

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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to 4015 Finlayson Drive, a well-maintained family home located in the sought-after neighbourhood, just minutes from schools, parks, and recreational facilities. Offering excellent curb appeal, the property features a paved circular driveway with ample parking for multiple vehicles, beautifully landscaped front and side yards, and a fully fenced backyard designed for outdoor enjoyment.

The rear yard is a private retreat, enhanced by extensive improvements completed in 2022, including a new retaining wall, fencing, and professional landscaping. Spacious upper and lower decks provide the perfect setting to relax and enjoy the evening sun.

Inside, a generous tiled entry welcomes you to a functional and versatile layout. The main level includes a large family room, a fourth bedroom, a 3-piece bathroom, and a convenient laundry room—ideal for guests, teenagers, or a home office setup. Upstairs, the bright and inviting living room features a cozy propane fireplace, while the adjacent kitchen offers plenty of space for family living and entertaining.

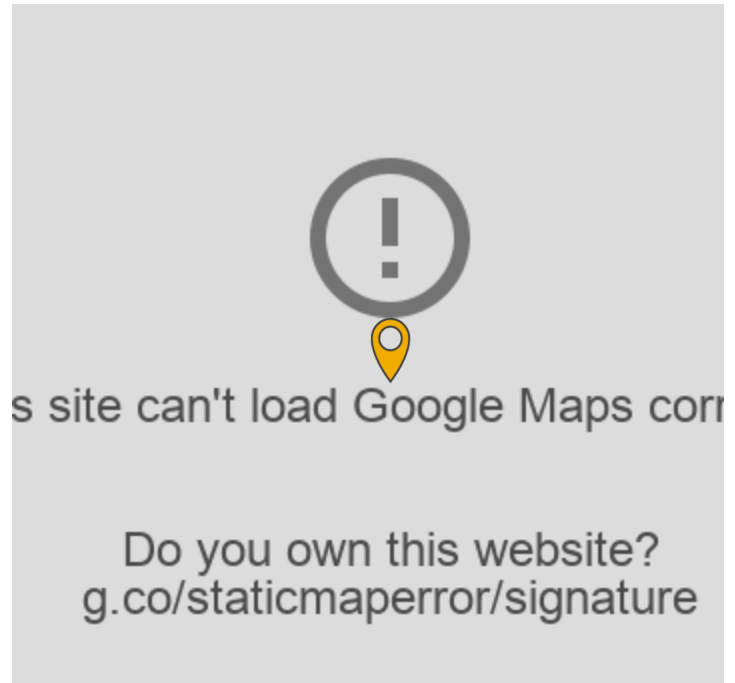
The upper level also includes three bedrooms and two full bathrooms, with a primary suite featuring an ensuite. Cathedral ceilings in the second and third bedrooms create an airy sense of space, while newer luxury vinyl flooring throughout the upper level and fresh paint provide a modern, move-in-ready feel. All three bathrooms are finished with durable vinyl tile flooring.

Built with solid construction and a concrete foundation, this home offers peace of mind with several significant updates, including a propane boiler conversion completed in 2023 and a new roof installed in 2020. The heated double attached garage, complete with a workbench and shelving, provides excellent space for vehicles, storage, and projects.

Combining thoughtful updates, quality construction, and a desirable location, 4015 Finlayson Drive is a wonderful opportunity for families seeking comfort, functionality, and long-term value.

Call Dwayne today to book a showing (867)445-8380

Price Includes: Fridge, Propane Stove, Dishwasher, Washer, Dryer, Blinds, Garage Door Opener, Security System



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