



NEW LISTING



6 LAMOUREUX ROAD

Frame Lake, Yellowknife

\$479,900

MLS®:	6781
Bedrooms:	3
Heating:	\$3,382 - 2025 (3,800 Litres)
Taxes:	\$2,638.15 (2025)
Lot Size:	4,959 sqft
Storage:	12 x 16 Wire & Insulated Shop
Year Built:	1984
Construction:	Manufactured

Type:	House
Bathrooms:	2
Fuel Type:	Propane
Square Feet:	1,476 sqft
Parking:	Multi Vehicle + RV/Boat Parking
Rear Exposure:	Greenspace
Style:	Single Family Detached
Foundation:	Wood Blocking



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CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to this extensively renovated 3 bedroom, 2 bathroom home, situated in a family-friendly neighbourhood close to schools, parks, shopping, and recreational facilities. Thoughtfully updated from top to bottom, this move-in-ready property offers the perfect combination of modern style, comfort, and long-term value.

Step inside to a spacious entryway featuring a generous walk-in mudroom closet, providing exceptional storage and organization. The open-concept kitchen and dining area has been beautifully redesigned with custom white cabinetry, sleek hardware, and premium cultured granite countertops accented with elegant gold tones. A stunning dual-basin copper sink serves as a striking focal point, creating a warm and inviting space for both everyday living and entertaining.

The interior has been fully drywalled and refreshed with new paint, flooring, baseboards, and trim throughout. Flat white ceilings and LED Dimmable Pot lights added to the living room, create a fresh & airy feel. Both bathrooms have been updated in recent years as well offering granite countertops, new faucets, dual low-flush toilets, and soaker tub/shower combinations.

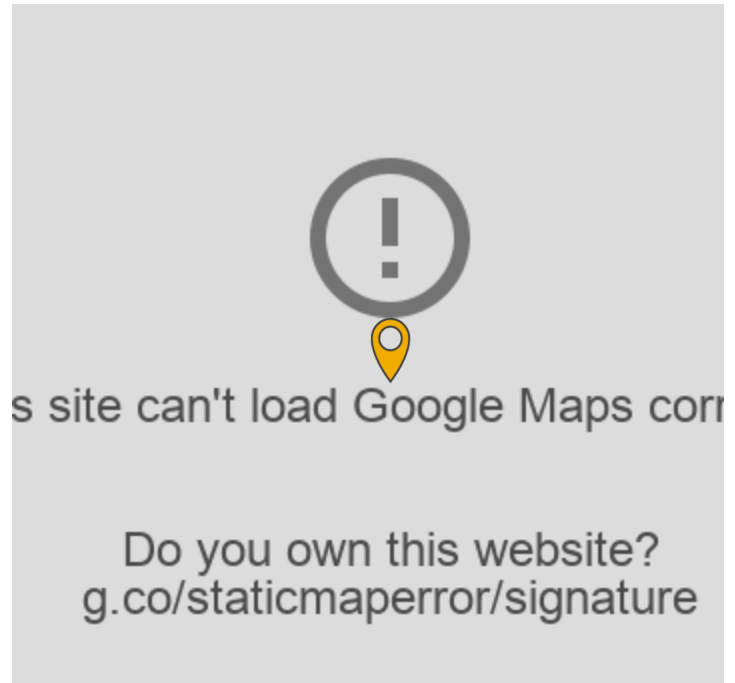
Beyond the cosmetic renovations, this home has undergone extensive upgrades to the building envelope and major systems, including vinyl siding, PVC windows, new skirting with XPS and rigid foam insulation, all new cribbing & levelling, a newer roof, propane furnace, front porch, fencing and more.

Outside, enjoy a sunny and private backyard backing directly onto greenspace, creating a peaceful setting. The property also features 120 feet of full-height fencing with a swing gate, providing secure access and ample space for RV or boat parking. Completing the package is a 12' x 16' wired and insulated shop—perfect for hobbies, storage, or a workshop.

With extensive renovations, exceptional outdoor space, and a prime family-oriented location, this home truly has it all. Don't miss your opportunity to own this beautifully updated property!

For more information or to schedule a viewing call/text 867-688-3654 or email devon.straker@century21.ca

Updates Include: Cribbing & Levelling (2026), Skirting w/ XPS & Rigid Foam Insulation (2026), Flooring (2024/26), Living Room Re-insulated w/ R30 Spray Foam (2024), Ext. Kitchen Wall Re-insulated w/ R22 Rockwool (2024), PEX (2024), Custom Kitchen (2024), Drywall (2024), Living Room LED Dimmable Potlights (2024), Stipple Ceiling Removal (2024), Roof (2024), Fence (2024), Bathroom Faucets & Dual Low Flush Toilets (2024), Appliances (2023), Front Porch (2023), Exterior Doors - 2 w/ Insulated Storm Door Slabs (2023), Propane Furnace (2019), and Bathroom Soaker Tubs/Showers & Granite Counters (2014).



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Primary Bedroom windows (2) on order & to be included with sale.