



74 HORTON CRESCENT

Frame Lake, Yellowknife

\$479,900

MLS®:	6790
Bedrooms:	3
Full Baths:	2
Fuel Type:	Oil/4 pallets of pellets
Fireplaces:	Pellet Stove
Lot Size:	4,345 sqft
Storage:	Shed
Style:	Single Family
Fuel Tank:	2013

Type:	House
Bathrooms:	2
Heating:	Forced Air
Taxes:	\$1,970.13 (2025)
Square Feet:	1,238 Sqft
Parking:	Gravel - Multiple
Year Built:	1982/2017
Construction:	Manufactured
Furnace:	2013



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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

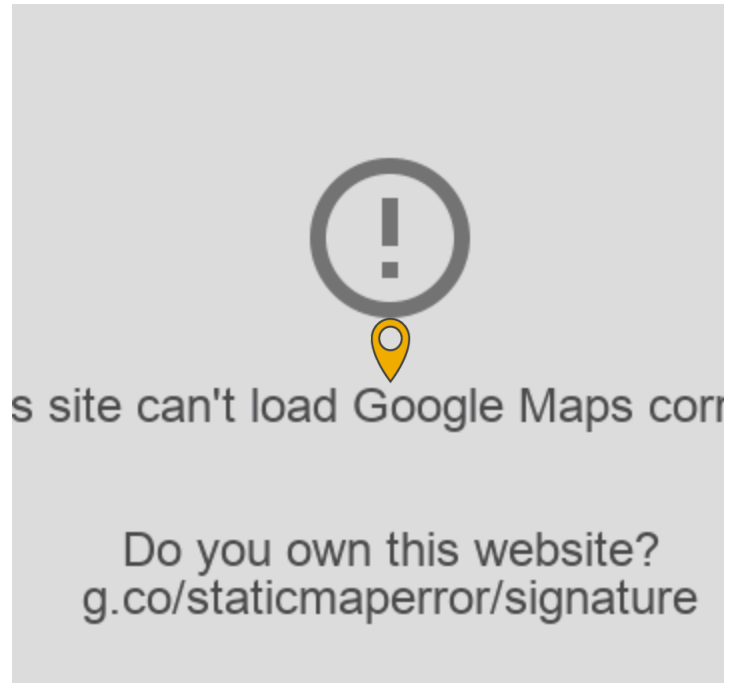
Welcome to this beautifully maintained, completely turn-key 3-bedroom, 2-bathroom home situated in a highly desirable, family-friendly neighborhood. This property places you just minutes from local schools, recreation centers, and shopping. From the moment you arrive, it is clear that this home has been deeply loved and meticulously cared for from the curb and beyond. Offering an incredibly low-maintenance lifestyle, the property is entirely move-in ready and boasts an extensive list of upgrades completed over the last few years, giving you total peace of mind.

The home open into a mudroom off the bright and airy open-concept living, dining, and kitchen area. It is flooded with natural light from an abundance of windows, this seamless space is absolutely perfect for summer entertaining and family hangouts. When the colder months arrive, the living area transforms into a warm, cozy retreat thanks to a **WETT Certified pellet stove**, which was newly installed in 2022. For added privacy and comfort, the layout features a spacious master bedroom complete with its own private ensuite bathroom. The other 2 bedrooms are tucked away at the back of the home, making it ideal for guests, home office and roommate arrangements.

What truly sets this property apart is its complete overhaul. In **2017/2018**, the home was stripped completely down to the studs and **entirely rebuilt**, from the foundation up. This massive overhaul included a brand-new kitchen with pantry and bathrooms, a new roof, upgraded insulation, fresh drywall, modern **PEX** plumbing, eavestroughs, new windows, etc. The durable **vinyl and linoleum flooring (2019)**, is ideal for pets and effortless to clean. The current owners have continued to pile on updates since then, including secure exterior fence (**2021**), smart thermostat (**2022**), spray foam skirting, hot water tank (**2023**), brand-new **kitchen appliances (2024)**, and custom blinds (**2024**) throughout, including blackout blinds in two of the bedrooms for a perfect night's sleep in the summer.

The exterior of the property is just as functional as the interior. A large, gravelled driveway provides ample hassle-free parking for multiple vehicles. Storage and project space are also abundant thanks to two detached outbuildings: a substantial **16'x12' heated and powered shed** that makes a dream workshop, alongside a practical **10'x8' cold storage shed** for all your seasonal gear. Delivering the perfect blend of modern updates, cozy charm, and an unbeatable location, this worry-free gem is ready to welcome its next family.

Price Includes. Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Blinds, shed x2



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