



**35 JOHNSON CRESCENT**  
**Frame Lake, Yellowknife**  
**\$564,900**

<b>MLS®:</b>	6797
<b>Bedrooms:</b>	3 + den
<b>Heating:</b>	in-floor
<b>Taxes:</b>	\$ 4569.86(2026)
<b>Square Feet:</b>	1,713.37 SqFt
<b>Parking:</b>	double paved
<b>Year Built:</b>	1988
<b>Construction:</b>	modular

<b>Type:</b>	House
<b>Bathrooms:</b>	2
<b>Fuel Type:</b>	oil
<b>Fireplaces:</b>	pellet stove
<b>Lot Size:</b>	6,575.13 SqFt
<b>Storage:</b>	shed x 2
<b>Style:</b>	single family detached



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## ABOUT THIS PROPERTY

Welcome to this spacious 3-bedroom plus den, 2-bathroom bungalow, tucked away on a quiet street in the desirable Frame Lake neighbourhood. Offering over-sized living spaces, a functional open-concept layout, numerous updates, and an attached garage, this home is perfect for families and those looking for comfortable one-level living.

The heart of the home is a spacious kitchen, featuring an abundance of cabinetry, ample counter space, and a large dining area that's perfect for everyday living and entertaining. Designed with comfort in mind, the home offers two separate living areas. The main family room is centred around a cozy pellet stove, creating a warm and inviting atmosphere, while the den provides flexibility as a family room, games room, or play area.

The spacious primary bedroom offers a relaxing retreat with patio doors leading to the deck and an oversized ensuite bathroom with rich dark cabinets and a deep soaker tub. Two additional bedrooms and an updated bathroom are located right next to the primary bedroom which is perfect for young families.

Patio doors off the dining area lead to an impressive 50-foot, southeast-facing deck, ideal for summer barbecues, outdoor dining, or simply enjoying the peaceful surroundings. The fully fenced backyard is beautifully treed for privacy and includes two storage sheds, one that could easily be converted into a workshop.

Year-round comfort continues with the attached heated garage featuring interior access to the home, a double concrete driveway, and the efficiency of the original in-floor boiler heating system to keep both the home and garage warm throughout the winter months.

Price Includes: fridge, stove(as-is), dishwasher, washer, dryer, shed x 2(as-is), window coverings

Recent Updates: flooring throughout the kitchen, den, dining room, living room and hallway(2026), painted throughout(2026)

Call 867-444-0977 or email [jennifer.payne@century21.ca](mailto:jennifer.payne@century21.ca) for more details or to schedule a viewing!

