



121 STINSON ROAD

Frame Lake, Yellowknife

\$295,000

MLS®:	6901
Bedrooms:	3 + Loft
Full Baths:	1
Fuel Type:	Oil (Approx. 2800L)
Maintenance:	\$283/Month LI Fee
Lot Size:	3,605 SqFt
Storage:	Shed
Style:	Single Family Detached

Type:	House
Bathrooms:	1
Heating:	Forced Air Furnace
Taxes:	\$2,604.67
Square Feet:	1,176 SqFt
Parking:	Double Concrete
Year Built:	2005
Construction:	Stick Built



Dwayne Simmons

Salesperson

867-445-8380

dwayne.simmons@century21.ca

<https://www.century21yk.ca>

CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to 121 Stinson Road home, offering a great combination of character, functionality, and flexible living space. Extensively upgraded around 2005, this 3-bedroom, 1-bathroom home also features a unique upper-level loft that has been used as a fourth bedroom, making it a versatile bonus space for a growing family, home office, guest room, or extra living area.

The main living space is bright and open, creating a comfortable flow between the living room, dining area, and kitchen. The kitchen features walnut-coloured cabinetry, stainless steel appliances, and plenty of practical workspace.

Outside, there are multiple areas to enjoy the warmer months, with space for entertaining or relaxing in both the front yard and on the back deck. A large concrete driveway provides ample parking, while the storage shed offers additional space for tools, equipment, and seasonal items.

A versatile home with plenty of usable space and outdoor functionality, all located on Stinson Road.

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

Included Items: Fridge, Stove, Dishwasher, Washer, Dryer

***Northlands is subject to a local improvement charge (LI) covering new sewer and water piping at \$283.27/month for 25 years @ 3.3% interest*

