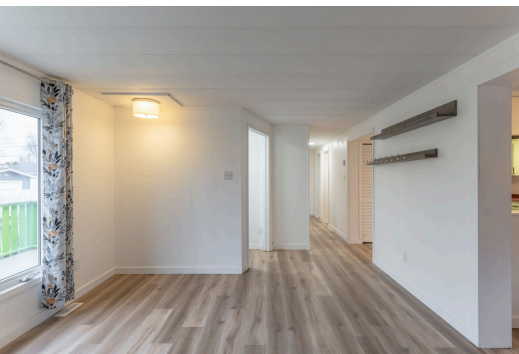


NEW LISTING



212 WOOLGAR AVENUE

Frame Lake, Yellowknife

\$429,900

MLS®:	6904
Bedrooms:	3
Heating:	4279.5 L (2025 - Includes Stove & Shop)
Taxes:	\$3,659.56 (2026)
Lot Size:	5,135 sqft
Storage:	23 x 15 Wired/Heated Shop & 8 x 12 Shed
Style:	Single Family Detached
Foundation:	Wood Blocking

Type:	House
Bathrooms:	1
Fuel Type:	Propane
Square Feet:	1,048 sqft
Parking:	Double Driveways (2+2/RV Parking)
Year Built:	1977
Construction:	Manufactured



Devon Straker

Realtor®

867-688-3654

devon.straker@century21.ca

<https://www.century21yk.ca>

CENTURY 21.
Prospect Realty



Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license. Independently Owned and Operated. ®/trademarks owned by Century 21 Real Estate LLC used under license or authorized sub-license. © 2016 Century 21 Canada Limited Partnership

5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

This well-maintained 3 bedroom, 1 bathroom open concept home offers affordable living with low operating costs, and a spacious 15'3" x 23'4" heated and powered workshop!

The interior of this home has seen several updates in recent years including new flooring, baseboards, fresh paint throughout, and an updated bathroom. The spacious kitchen has also been refreshed with painted cabinets, new hardware, updated appliances. While the kitchen offers plenty of room for everyday cooking, the dining room and living space are spacious and create a great layout for entertaining. A separated laundry room provides additional storage and convenience.



Outside, the fully fenced and landscaped yard offers plenty of space to enjoy, while the large front deck is perfectly positioned to soak up the evening sun, BBQ, or entertain friends and family. The large heated workshop is a fantastic bonus, offering year-round space for projects, hobbies, or storing recreational toys through the winter months. With two separated driveways offer parking for four vehicles plus additional RV parking, there's no shortage of room for vehicles and outdoor equipment.

Conveniently located close to schools, recreation facilities, shopping, and the hospital, this property offers a great combination of affordability, functionality, and location. Whether you're a first-time buyer, looking to downsize, or searching for a potential revenue property, this home is well worth a look!

**Home Inspection on File*

Updates Include: Flooring & Baseboards (2026), Light Fixtures (2026), Paint & Trim (2026), Skirting (2026), Back/Side Landing (2026), Microwave/Range (2026), Windows (2021), Workshop - Siding & Insulation, Paint, Wide Ext. Door & Electrical (2020), Washer (2020), Dishwasher (2018), Roof (2014), Propane Furnace (2014), & Hot Water on Demand.

Price Includes: Fridge, Stove, Microwave, Washer, Dryer, Window Coverings, & Shed.

CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6



Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license. Independently Owned and Operated. ®/ trademarks owned by Century 21 Real Estate LLC used under license or authorized sub-license. © 2016 Century 21 Canada Limited Partnership