

NEW LISTING







B - 22 BURWASH DRIVE

Forrest Drive, Yellowknife

$549,900

MLS®:	6923
Bedrooms:	3
Full Baths:	2
Fuel Type:	Oil - approx. $3,412.96/yr
Fireplaces:	Pellet Stove
Lot Size:	3888 sq ft
Storage:	Shed x2
Style:	Duplex

Fuel Tank:	2017
Type:	Duplex
Bathrooms:	2
Heating:	Forced Air
Taxes:	$3555.75 (2026)
Square Feet:	933.51 sq ft
Parking:	Gravel
Year Built:	1976
Hot Water Tank:	2024



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ABOUT THIS PROPERTY

Warm interiors, versatile outdoor spaces, and a walkable location make 22B Burwash Drive an inviting place to call home. Walk to downtown Yellowknife, recreation centres and enjoy nearby schools, parks, and trails.

The home offers three spacious lower-level bedrooms and two full bathrooms, one on each floor. A generous tiled entryway features ample storage and a WETT Certified pellet stove for winter comfort.

A large front window fills the living room with light, while the adjoining dining area makes gathering easy. Natural cabinetry, stainless steel appliances, a tiled backsplash, and generous storage complement the kitchen's spacious island with breakfast-bar seating. Warm flooring and distinctive wood accents add character throughout.

Make the most of northern summers with an elevated deck for morning coffee and barbecues, a paved patio for entertaining, and a lawn for relaxing or play.

Raised garden beds invite you to grow flowers, herbs, or vegetables, while a dedicated recreation area rounds out a partially fenced backyard built for outdoor enjoyment.

Contact your Buyer's Agent or call 867-447-3622 to schedule your showing today. The home is available for quick possession, already professionally cleaned and ready for its new owners.

Included items: Fridge, Stove, Dishwasher, Washer/Dryer (as-is)



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