



3
Bedrooms



2
Bathrooms



1,500
Square Feet



16,038 Sq. Ft
Lot Size



MLS # 6482
Listing ID



257 Utsingi Drive

Unique opportunity to purchase this home in the Kam Lake subdivision with commercial/Industrial zoning.

The main home features 3 bedrooms, 1 full-sized bathroom with stacking washer & dryer. The primary suite is spacious and has a walk-in closet, direct access to the 10' x 30' enclosed deck and an uncompleted ensuite with corner, jetted soaker tub with built in heater, back massage, adjustable bubbles, chromatic lighting & aromatherapy (\$12,000), and a corner stand up shower.

The custom kitchen features Westwood cabinets, high-end stainless-steel appliances including a double wall oven, separate warming drawer, built in dishwasher, large fridge and upright freezer and direct access to the enclosed 10'x30' deck.

The main level of the home offers 600 sq ft of undeveloped space with access to a second 10' x 30' enclosed deck, a 30' x 30' garage (needs drywall installed) and the lower level offer the mechanical, water & sewer tanks.

- Spray foamed exterior walls & ceiling
- Concrete foundation with 2" of Styrofoam on each side (4" in total)
- Concrete slab to bedrock has 4" Styrofoam beneath
- In-floor heating throughout
- Water tank 1000 Gallons/ sewer 2000 gallons
- NTI Oil boiler
- Roth double walled oil tank
- HRV - 15' x 21' heated shop with electrical
- Greenhouse and several garden boxes

Year Built: 2011

Fuel: Oil

Property Tax: \$12,318 (2025) **Heating:** In-Floor

Construction: Single Family **Parking:** Attached Garage; Gravel Drive

Foundation: Concrete

Roof: Asphalt Shingles

Kim Knutson BROKER OF RECORD/OWNER/REALTOR®

(867) 444-3993 Cell (867) 873-2700 Office

kim.knutson@remaxyk.ca

www.REMAXYK.ca

RE/MAX North of 60 Realty

341 A Old Airport Road

Yellowknife, NT X1A 3T4

