



## 120 Knutsen Avenue

Thoughtfully renovated and updated while maintaining original character. Situated in the convenient Frame Lake location, this home has great curb appeal with a front porch, grassy fenced in yard including a shed, composite decking and parking for multiple vehicles.

Great features continue as you move inside the home. Tastefully updated throughout, including paint and beautiful hardwood floors, you enter the heart of the home with living, kitchen and dining spaces in a bright, open layout, perfectly designed for entertaining.



The kitchen and dining areas are a standout feature with ample storage and a versatile built-in buffet that serves as a bar or coffee station. Practicality meets northern living in the adjoining mudroom and laundry area, which is specifically designed to house all your bulky outdoor gear.



The spacious main-floor bedroom includes a walk-in closet and a rough-in for a future ensuite bathroom. Upstairs, two additional bright bedrooms await, including one with high ceilings and custom-built closets. This move-in-ready gem offers the warmth of a classic home with the peace of mind of modern updates.

Price Includes: Stove, fridge, dishwasher, microwave, washer, dryer and blinds.



**Property Tax:** \$3,163 (2025)

**Fuel Type:** 1,787 L Oil (2025)

**Construction:** Single Family

**Heating:** Forced Air

**Outdoor:** Fenced; Deck

**Parking:** Gravel Drive

**Fireplace:** Electric

**Storage:** Shed



**\$519,900**

**Cheryl Smyslo**

**REALTOR®**

(306) 313.8566 Cell

(867) 873.2700 Office

cheryl.smyslo@remaxyk.ca

www.REMAXYK.ca

**RE/MAX North of 60 Realty**

341 A Old Airport Road

Yellowknife, NT X1A 3T4

