



5043 Finlayson Drive

Impeccably maintained and thoughtfully updated 3-bedroom, 2-bathroom family home in the popular Frame Lake subdivision, close to schools, parks, recreation facilities, shopping, restaurants and the hospital.

This bungalow offers three distinct living spaces including a formal living room, welcoming family room off the kitchen and a bright all-season sunroom with direct access to the back deck. A custom office features built-in cabinetry and mini fridge. The primary bedroom includes a walk-in closet and updated 3-piece ensuite with tiled shower.

Outside offers a fenced, beautifully landscaped yard, paved driveway, concrete walkways and composite decks with aluminum railings. The heated garage features built-in cabinets, plumbed sink and propane radiant heat. Additional features include central vac, a quick-connect propane connection tied directly into the household propane service, and a 6' crawl space providing excellent storage.

Updates include sunroom addition (2009), garage propane radiant heater (2010), shingles (2013), kitchen (2014), vinyl plank flooring and interior paint (2021), ensuite and custom office (2021), propane hot water tank (Sept. 2021), PEX plumbing (2026) and main bath refresh (2026).

Price includes fridge, stove, microwave, dishwasher, mini fridge, compact freezer, washer & dryer.

Year Built: 1990

Fuel: \$4,962/year (6,068 L) Propane

Property Tax: \$6,264.80 (2026) **Heating:** Forced Air

Construction: Single Family

Parking: Attached Garage; Paved Drive

Foundation: Steel Pile

Storage: 6' crawl space



\$799,000

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

