

WELCOME TO
839 DUSSEAUT COURT
\$399,900

6412

SHANE CLARK
CELL 867.446.4663



ROOM SIZES

Living Room 20 X 14.11	Kitchen & Dining 14.8 X 14.11				BATHS 1-4pc, 1-3pc Ensuite
Primary Bedroom 15 X 12.8	Bedroom 9.2 X 11.7				Storage
				Make: Model: Serial #:	Basement
					Foyer / Entry
					Deck

HEAT

INSULATION

BUILDING

LOT

Type F/A OIL	Ceiling: R 40	Sq. Ft. 1152	Lot Size 5752
Annual Cost \$3,458.55	Walls: R 20	Age 1992	Garage Detached Garage
Litres Over Oil: 2,305.7L @ \$1.50/L	Floor: R 24	Lot Block Plan Unit	Parking Gravel Drive
Last 12 Mo. Garage Propane: 1,432 L	Skirting: R	C2193 29	

SPECIAL FEATURES /FURNISHINGS:

Well located home at the end of a quiet cul-de-sac has loads of parking, 16x24 heated garage built in 2008 & propane heated, and nicely maintained home ready for move in. Professionally painted, new sienna pressure treated deck(2025), furnace(2016) new windows and doors (2020) flooring and countertops (2022), hot water tank(2022), roofing(2013). Come have a look and see this great property yourself!

Price Includes: Dishwasher, Stove, Refrigerator, Washer, Storage Shed, Dryer

FOUNDATION

Block

PROPERTY TAXES

Amount/yr \$2893.76 2025

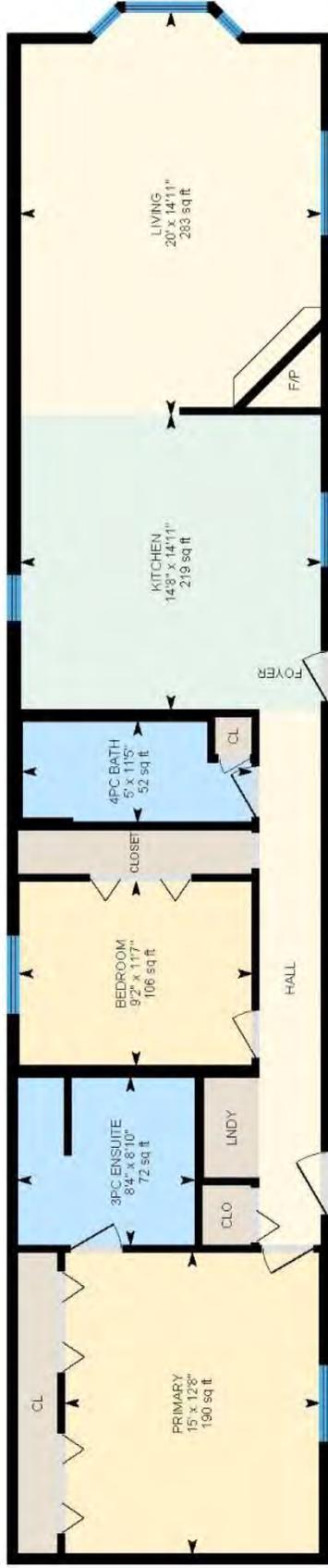
Tenure Fee Simple Condo

Fees

Area FRAME LK SOUTH

839 Dusseault Ct, Yellowknife, NT

Main Floor Exterior Area 1227.27 sq ft
Interior Area 1135.93 sq ft



PREPARED: 2025/08/23



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



