

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 | Basement |
| | | | | Make: Model: Serial #: | 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 | Parking | Gravel Drive |
| Last 12 Mo. | Garage Propane: 1,432 L | Skirting: R | | Plan | C2193 | Unit | 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

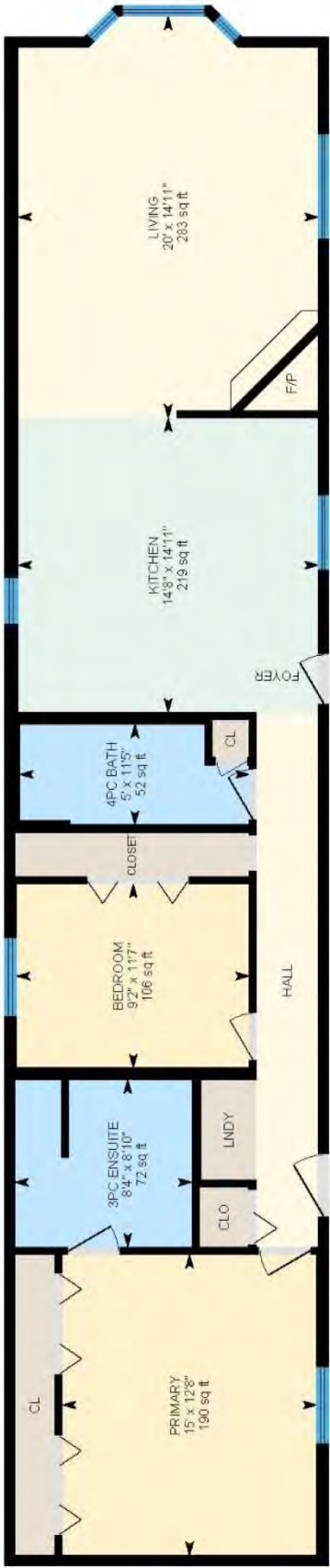
Tenure Fee Simple Condo

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.



