

WELCOME TO
2 TEES COURT
\$799,900

NATHAN ROUND
WORK 867.669.2103
CELL 867.446.2458



ROOM SIZES

| | | | | | |
|----------------------------------|----------------------------|-----------------------|-------------------------------|------------------------------|--|
| Living Room 15.1 X 17.2 | Dining Room 11.9 X 7.11 | Kitchen 9.3 X 12.6 | Breakfast Nook 6.10 X 12.7 | | BATHS 1-3pc, 1-4pc, 1-5pc Ensuite |
| Primary Bedroom 15.8 X 15.5 | Bedroom 14.3 X 10.5 | Bedroom 12 X 8.9 | Bedroom 8.10 X 13 | | Storage Basement |
| Lower Living Room 17.5 X 17.5 | | | | Make: Model: Serial #: | Foyer / Entry Deck Yes |

HEAT

INSULATION

BUILDING

LOT

| | | | |
|-------------------------------------|---------------|-----------------|---------------------------|
| Type OIL & PELLETS STOVE | Ceiling: R 60 | Sq. Ft. 2165 | Lot Size 9495 |
| Annual Cost \$2,590.00 + Pellets | Walls: R 40 | Age 1989 | Garage Double Attached |
| Litres Over 1400 L /yr. | Floor: R | Lot 18 | Parking Paved |
| Last 12 Mo. + Pellets | Skirting: R | Block 548 | Plan 1947 |
| | | Unit | |

SPECIAL FEATURES /FURNISHINGS:

2 Tees Court is a standout home in a highly sought after location. Built to R2000 standards with double wall construction, brick accents and a cedar shake roof the home has 4 bedrooms, 3 bathrooms and a double attached garage. Upstairs you'll find a large family room, kitchen & dining. On the main level a second spacious living room, laundry & garage + backyard access. The backyard is fenced with beautiful landscaped accents, the front yard has a lush lawn and huge concrete driveway with additional parking for large toys beside the double attached garage. You will not run out of parking at this property. This highly efficient home benefits from triple pane windows, in floor heating & a WETT certified pellet stove which keeps the oil consumption down to only 1400L a year! Located in a quiet court close to schools and most amenities this gem of a property showcases pride of ownership in its well maintained condition. Call for a private viewing today!

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

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$5836.19 2025

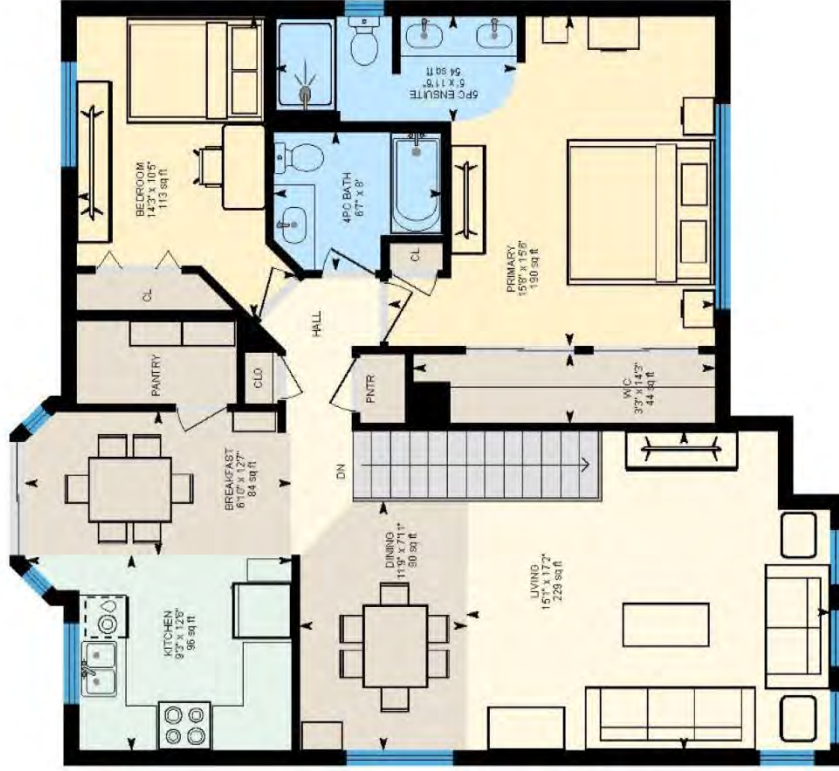
Tenure Fee Simple

Fees

Area FRAME LK SOUTH

2 Tees Ct, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2,165.62 sq ft



PREPARED: 2026/03/28



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.

