

WELCOME TO
16 FORREST PARK
\$414,900

6653

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ROOM SIZES

Living Room 17.9 X 11.4	Dining 7.7 X 13	Kitchen 10.4 X 13.1	Family Room 13 X 13		BATHS 1-4pc, 1-2pc Ensuite
Primary Bedroom 15.8 X 13.7	Bedroom 11.5 X 11.1				Storage Basement Crawl Space
				Make: Model: Serial #:	Foyer / Entry 5.9 X 9.1 Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type F/A PROPANE	Ceiling: R 40	Sq. Ft. 1390	Lot Size 4801
Annual Cost \$3,303.88	Walls: R 20	Age	Garage
Litres Over Last 12 Mo. 3531 L	Floor: R 20	Lot Block Plan Unit C2277 16	Parking Gravel
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Well-maintained 2-bed, 1.5-bath home offering over 1,400 sq ft of living space in a central location close to the pool, arena, trails, and a quick commute to both uptown and downtown.

Functional layout featuring **two living areas** and an addition with **separate entrance and air-locked entryway**. The kitchen has been refreshed giving it a **clean, modern feel** and creating a more open and practical space for cooking and gathering. The main bathroom has been **updated with a contemporary finish**, while the addition of a **spacious half bath with laundry just off the primary bedroom** brings added comfort and everyday convenience. A wood stove provides efficient supplemental heat through the winter months.

Enjoy a fully fenced yard, large front deck, and a private backyard retreat featuring a **6-person sauna and deck**—perfect for embracing northern living, unwinding after long winter days, and creating your own at-home wellness routine.

Price Includes: Fridge, Stove, Washer, Dryer, Dishwasher, Sauna

FOUNDATION

Block

PROPERTY TAXES

Amount/yr \$2494.50 2025

Tenure Fee Simple Condo

Fees \$200/yr.

Area

16 Forrest Park, Yellowknife, NT

Main Floor Exterior Area 1390.44 sq ft
Interior Area 1255.30 sq ft



PREPARED: 2026/05/01

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.



