

WELCOME TO
832 DUSSEAUT COURT
\$435,000

6691

JIM WELLER

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C



ROOM SIZES

Living Room 17.3 X 12.10	Kitchen & Dining 11.6 X 12.7	Family Room 14.11 X 11.4	Office 11.5 X 11.2		BATHS	1-4pc, 1-4pc Ensuite
Primary Bedroom 10.11 X 12.10	Bedroom 8.9 X 9.4				Storage	Basement
				Make: Safeay Model: 714 Serial #: F6418	Foyer / Entry 8.2 X 7.7	Deck

HEAT

INSULATION

BUILDING

LOT

Type	F/A PROPANE	Ceiling: R	40/60	Sq. Ft.	1381	Lot Size	4286
Annual Cost		Walls: R	24/32	Age	1978	Garage	
Litres Over Last 12 Mo.		Floor: R	20+	Lot	Block	Plan	Unit
		Skirting: R				C2193	36
						Parking	Triple Paved

SPECIAL FEATURES /FURNISHINGS:

Unique floorplan: the spacious family room in the addition has been re-purposed as a master bedroom and is equipped with a pull-down Murphy bed and built-in wardrobe, while the two original bedrooms in the main home both have their own entrances and mini kitchenettes making them ideal for roomers or BNB short term rentals. The addition also contains an entrance foyer and den/office with a propane fireplace.

The home has undergone major renovations in 2014 and again in 2024. In 2014 it received a larger addition, new siding, windows, shingles and furnace. In 2024 the plumbing was upgraded to PEX, drains rebuilt and belly bag replaced. As well a new hot water tank, dishwasher and stacked washer/dryer laundry center were installed. The base of the home is wood blocking on a gravel pad on surface bedrock and **never needs releveling**. The home is located in a kid friendly quiet cul-de-sac next to the community playground.

Price includes: stacked washer/dryer, 3 fridges, 2 microwaves, 1 standard range, 1 dishwasher, window coverings, gazebo and shed. As well because he is downsizing to an apartment and moving to eastern Canada, he is including tools, lawn care equipment, outdoor furniture, a swing set, lawnmower, snowblower and all the indoor plants in the sale.

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr \$1985.35 2025

Tenure Fee Simple Condo

Fees \$5/mo.

Area FRAME LK SOUTH

832 Dusseault Ct, Yellowknife, NT

Main Floor Exterior Area 1381.02 sq ft
Interior Area 1282.81 sq ft



PREPARED: 2026/05/20



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.



