

WELCOME TO
837 DUSSEAUT COURT
\$549,000

ROD STIRLING
WORK 867.669.2115
CELL 867.446.1046



ROOM SIZES

Living Room 15.1 X 13.5	Kitchen & Dining 18.8 X 13.3				BATHS	2-4pc
Primary Bedroom 12.5 X 11.5	Bedroom 10.7 X 13.3	Bedroom 9.6 X 11.5			Storage	Basement
Laundry Room 13.1 X 10.4	Gym 13.1 X 11.4			Make: Atco Homes Model: valemont Serial #: T644-2-725	Foyer / Entry 8.10 X 11.5	Deck Front: 10x12 + 14 X 18

HEAT

INSULATION

BUILDING

LOT

Type F/A OIL	Ceiling: R 40 40 Shop	Sq. Ft. 1601	Lot Size 8242
Annual Cost \$3,018.04	Walls: R 20 20	Age 1972 + Upgrades Over Time To Present	Garage Shop 16 X 24
Litres Over Last 12 Mo. 2102.99 L	Floor: R 20 20	Lot Block Plan Unit C2193 31	Parking Triple Paved + RV
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Well cared for 3 BR/2 bath 1600 sq ft home with numerous upgrades over time. Great court located pie shaped lot over 8200 st ft in size. Triple paved parking. Fence gates open to the fenced and landscaped lot to allow access to a ramp and the 16x24 heated shop with built in cabinets & work benches & a separate 40 amp electrical panel. The spacious landscaped dog friendly rear yard has room for a mini home, garden areas, a trampoline, pool, gazebo etc.

The well cared-for smoke and pet free home offers over 1600 sq ft of living space plus a large unheated gear or sunroom that leads to the spacious northern entry with closets and shelving. Light & bright eat in kitchen with ample counter space & a coffee station area. New carpets in LR, rest of flooring 5 years old, windows & roofing 2006, upgraded code compliant top load oil tank, drywalled interior with knock-down ceiling, led lighting throughout, pex plumbing, new HW tank, all 3 BR's are spacious/2 full baths, separate entry to a sitting room or guest bedroom. Large laundry room with bonus pantry storage area.

Price includes: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, shed, shop built-ins, BBQ if wanted, some furniture can stay & is negotiable.

Pre-sale inspection on file and available for review as part of the offer process

FOUNDATION

Wood Blocking - Mobile
Concrete - Sauna
Piles to Rock - Shop

PROPERTY TAXES

Amount/yr \$3096.15 2025

Tenure Fee Simple Condo

Fees \$5/mo.

Area FRAME LK SOUTH



Legend

- GIS
- Surveyed Parcels
- Condo Units
- Property Parcels
- Addresses
- Planning and Development
- Municipal Boundary

Notes

837 Dusseault Court

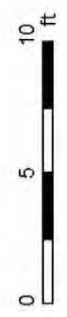


This map has been produced by the City of Yellowknife geographic information system. It is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



837 Dusseault Ct, Yellowknife, NT

Main Floor Exterior Area 1601.88 sq ft
Interior Area 1459.23 sq ft



PREPARED: 2026/05/24

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.

