

WELCOME TO
12 TRAILS END CRESCENT
\$599,900

6724

NATHAN ROUND
WORK 867.669.2103
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ROOM SIZES

Living Room 25.9 X 12.9	Dining 17.5 X 12.10	Kitchen 15.4 X 12.10			BATHS 1-4pc, 1-4pc Ensuite
Primary Bedroom 14.1 X 12.10	Bedroom 7.8 X 9.3	Bedroom 7.11 X 12.10			Storage Basement Crawl Space
Laundry Room 6.2 X 6				Make: SRI Model: ss-810A Serial #: reg2860954246	Foyer / Entry 5.5 X 9.8 Deck 512 Sq. Ft.

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R	Sq. Ft. 1668	Lot Size 6490
Annual Cost	Walls: R	Age 1995	Garage Double Detached
Litres Over Last 12 Mo. 4093 L	Floor: R	Lot Block Plan Unit C2595 30	Parking 4 + Garage
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Pristine home in a legacy neighborhood - 12 Trails End is an incredibly well maintained double-wide 3 bedroom 2 bathroom home on steel piles with a huge 30x15 detached garage situated on a double lot with concrete driveway and fully fenced yard. This 1668 square foot home has it all. A dedicated laundry room. A spacious master suite with full ensuite bath including shower and soaker tub & 2 addition well sized bedrooms. The living space is large and bright with large windows to allow natural light throughout. The Kitchen is spacious with a well sized pantry, open to the dining area which has a french door to the fully fenced grassy yard which features a sizable, recently painted deck.

Updates: Oil tank 2020, Shingles 2014, Seamless eave 2014, Deck/stairs 2015, Garage roof 2015, Pex plumbing, Furnace 2007, Circ pump 2025, Stove 2025, Paint 2026, Deck paint 2025. The trails end neighborhood is better described as a community, with a personality of its own - check it out today!

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

FOUNDATION

Steel Piles

PROPERTY TAXES

Amount/yr \$4265.62 2025

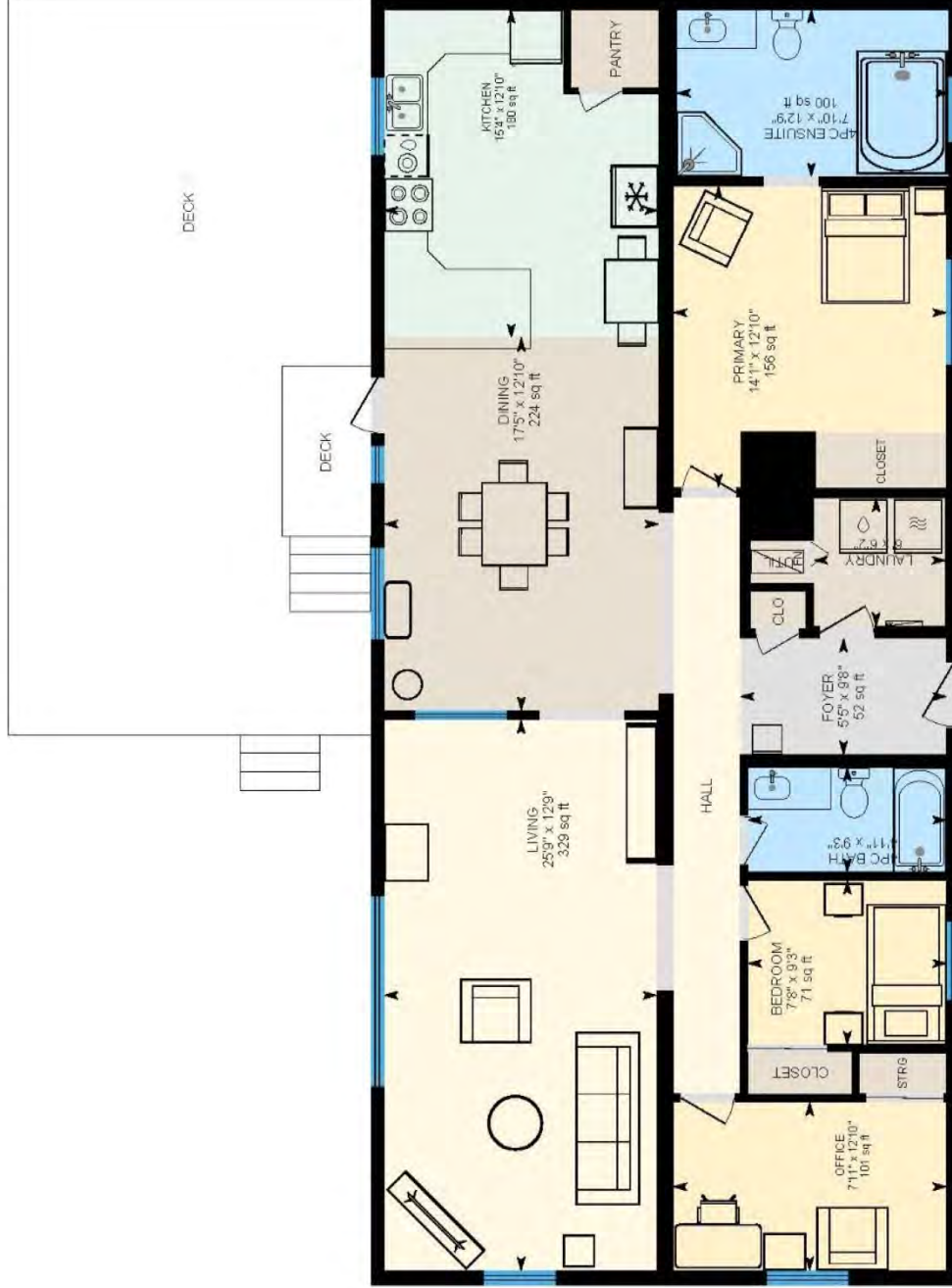
Tenure Fee Simple Condo

Fees \$12/mo.

Area DOWNTOWN

12 Trails End Crescent, Yellowknife, NT

Main Floor Exterior Area 1668.58 sq ft
Interior Area 1553.17 sq ft



PREPARED: 2026/06/10



