

WELCOME TO  
5011 FORREST DRIVE  
\$639,900



ROOM SIZES

Living Room 11.2 X 18.8	Dining Room 11.4 X 8.5	Kitchen 11.7 X 9.9	Rec. Room 22 X 25.1		<b>BATHS</b> 2-4pc, 1-2pc Ensuite
Primary Bedroom 11.2 X 11.10	Bedroom 11.4 X 8.5	Bedroom 7.11 X 11.9	Bedroom 10.4 X 13.6		Storage 10.7 X 7.7
Laundry/Utility Room 10.8 X 10.11				Make: Model: Serial #:	Foyer / Entry
					Basement
					Deck 4 X 20

HEAT

INSULATION

BUILDING

LOT

Type BOILERS	Ceiling: R 50	Sq. Ft. 1164 + Basement	Lot Size 6300
Annual Cost	Walls: R 18	Age 1975	Garage
Litres Over Last 12 Mo. See Description. 500L of Oil Plus Pellets	Floor: R	Lot 10 Block 135 Plan 769	Parking Quadruple Gravel
	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

Exceptionally well maintained home with great location that's very walkable anywhere in Yellowknife! A stones throw from the New Aquatic centre, tennis courts & Frame Lake Trails, plus several schools.

There have been many updates to this home, most recently new entry doors and triple pane picture windows in the front Living room. The entire home has two and half baths, 4 bedrooms with great options for larger families, roommates or even to have an in-law suite. The large fenced yard is great for pets & kids and has seen chickens reside in previous years. The heating system is comprised of two boilers - Pellet and Oil fueled for both comfort and cost savings. The heat and hot water can exclusively run off of wood pellets. Pellets are filled into a 5 tonne silo at the back of the house with an automatic auger flow directly to the boiler. No more bags of pellets.

The lower level is full of comfort with a built in custom wet bar for entertaining, a personal pellet stove dedicated to that area. The lavish bathroom updates are a nice touch with spa shower, soaker tub and more. This property works great for a home business, staffing & families.

**Price includes:** Fridge, Stove, Dishwasher, Washer & Dryer, Window Coverings, Bar Stools.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$3774.78 2025

Tenure Fee Simple

Fees

Area FORREST PARK

# 5011 Forrest Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1163.85 sq ft



**1st Floor**  
Exterior Area 1163.85 sq ft



**Basement (Below Grade)**  
Exterior Area 1151.81 sq ft



PREPARED: 2026/06/04



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.

