

WELCOME TO

6211 FINLAYSON DRIVE NORTH

\$414,900

6715

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046

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ROOM SIZES

Living Room 16.8 X 15	Dining 12 X 15	Kitchen 6.5 X 12.9			BATHS	2-4pc
Primary Bedroom 11.7 X 12.6	Bedroom 10.6 X 9.5	Bedroom 8 X 9.6			Storage	Basement Crawl Space
				Make: Triple E Model: Duplex A Serial #: 26713	Foyer / Entry	Deck 365 Sq. Ft. Wrap Around

HEAT

INSULATION

BUILDING

LOT

Type F/A PROPANE	Ceiling: R 40	Sq. Ft. 1201	Lot Size 7857
Annual Cost \$3,399.48	Walls: R 20	Age 1988	Garage
Litres Over Last 12 Mo. 3549.9 L in 2025	Floor: R 26	Lot 70 Block 548 Plan 4079	Parking Carport & Triple Gravel
	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

Within walking distance to two schools, shopping areas and the hospital. Situated on a huge lot with multiple vehicle parking plus RV parking. Carport, wrap around deck, the spacious rear yard backs to open space, the Range Lake trail and lake. Light and bright interior with luxury vinyl flooring throughout. Wood fireplace in living room set-in whitewashed fieldstone. Upgrades over time include pex plumbing, upgraded furnace, new toilet, 2 year old hot water tank, restained deck, floorplan lends itself well to room rental as the reverse floorplan offers a private primary bedroom with a full ensuite bath with the other 2 BR's at the opposite end of the home with a full bath to share. Great soundproofing between the neighboring home.

Price includes: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings and two sheds.

FOUNDATION

Wood Blocking on Gravel Pad

PROPERTY TAXES

Amount/yr	\$3273.55	2025
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Tenure	Fee Simple
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Fees

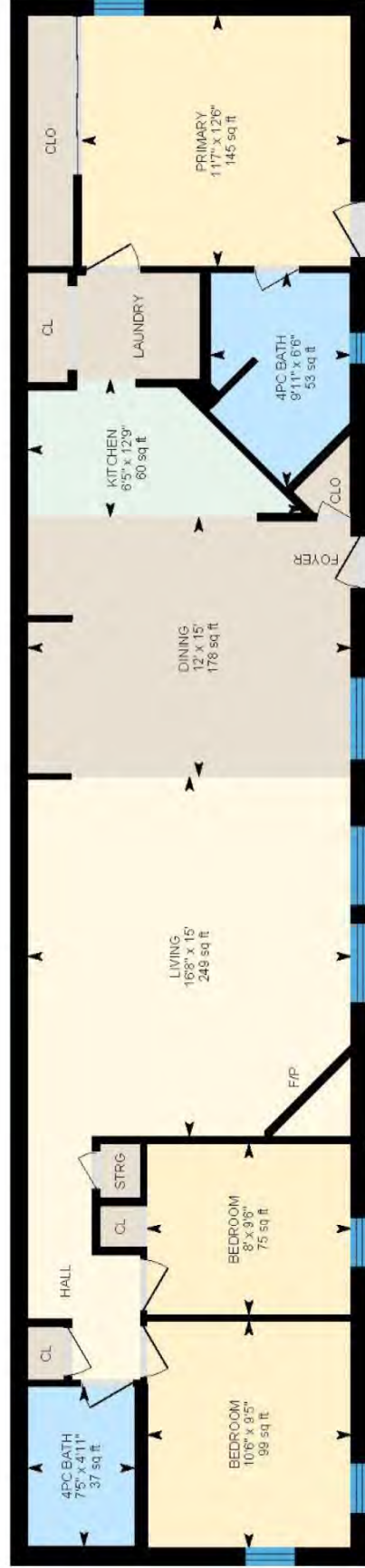
Area	FRAME LK SOUTH
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6211 Finlayson Dr N, Yellowknife, NT

Main Floor Exterior Area 1201.55 sq ft
Interior Area 1062.92 sq ft



PREPARED: 2026/06/03

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.

