

WELCOME TO

119 DAGENAIS DRIVE

\$729,900

SHANE CLARK
CELL 867.446.4663



ROOM SIZES

Living Room 15.3 X 17.4	Dining Room 13 X 8.2	Kitchen 11.1 X 11.8	Family Room 12.11 X 19.1		BATHS 1-2pc, 1-4pc 1-3pc Ensuite
Primary Bedroom 13.3 X 10.10	Bedroom 9.11 X 9.6	Bedroom 9.10 X 11.8	Bedroom 11.1 X 7.10		Storage Basement Crawl Space
				Make: Model: Serial #:	Foyer / Entry Deck 14 X 36

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R 40+	Sq. Ft. 2023	Lot Size 9027
Annual Cost \$4,744.55	Walls: R 28	Age 1989	Garage Double Attached
Litres Over Last 12 Mo. 5146.5 L	Floor: R 40	Lot 29	Parking Triple Plus
	Skirting: R	Block 519	Plan 1841
		Unit	

SPECIAL FEATURES /FURNISHINGS:

Spacious Family Living with Room to Enjoy the Outdoors

Get ready to enjoy a new lifestyle in this impressive **4-bedroom, 2.5-bath home set on a spacious 9,000 sq. ft. lot**. From the excellent curb appeal and covered veranda to the triple-plus parking and attached double garage. This property offers the space and flexibility today's buyers are looking for. The **large, fully fenced backyard backs onto open space**, creating a private setting with no neighbours in sight. A 36' deck, manicured yard and screened summer room make outdoor living and entertaining easy, with plenty of room for gatherings, pets and family activities. The Gambrel-style shed includes snowmachine/ATV access and an upper loft space, while the rear gate provides convenient access to the surrounding open spaces. Inside, the main floor offers a comfortable and functional layout. The kitchen is designed with the home chef in mind, featuring **maple cabinetry, sleek countertops and newer appliances**. A formal front room enjoys southern exposure, while a second family room is more privately located at the opposite end of the main level. The main floor is completed by a convenient laundry area, half bath and easy access to the backyard and screened summer room.

Price includes: 5 appliances, blinds, shed.

FOUNDATION

Steel Piles

PROPERTY TAXES

Amount/yr \$6490.56 2026

Tenure Fee Simple

Fees

Area FRAME LK SOUTH

119 Dagenais Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2023.07 sq ft



1st Floor
Exterior Area 1227.91 sq ft



2nd Floor
Exterior Area 795.17 sq ft



PREPARED: 2026/08/12

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.





I certify that this plan shows the location of the Dwelling House erected on Lot 29, Block 319, in the City of Yellowknife N.W.T. (Plan 70580, C.L.S.R. No. 1841 L.T.O.), and that the measurements are correct as show

I further certify that there are no encroachments on the said lot, neither from without nor from within.

