

# WELCOME TO

## 5053 FORREST DRIVE

### \$784,900

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### ROOM SIZES

|                                |                        |                        |                              |                              |                                     |                         |
|--------------------------------|------------------------|------------------------|------------------------------|------------------------------|-------------------------------------|-------------------------|
| Living Room<br>17.3 X 20       | Dining<br>10.6 X 13.10 | Kitchen<br>20.9 X 13   | Breakfast Nook<br>11 X 10.10 |                              | <b>BATHS</b> 1-3pc, 2-4pc Ensuities |                         |
| Primary Bedroom<br>13.5 X 11.3 | Bedroom<br>10.6 X9 .4  | Bedroom<br>10.6 X1 1.6 | Bedroom<br>16.7 X 10.6       | Bedroom<br>11.5 X 18.3       | Storage<br>18.5 X 13                | Basement<br>Crawl Space |
| Utility Room<br>16.7 X 12.9    |                        |                        |                              | Make:<br>Model:<br>Serial #: | Foyer / Entry<br>7.2 X 6.2          | Deck Yes                |

### HEAT

### INSULATION

### BUILDING

### LOT

|                                             |               |                 |                  |
|---------------------------------------------|---------------|-----------------|------------------|
| Type<br>OIL                                 | Ceiling: R 40 | Sq. Ft.<br>2713 | Lot Size<br>5897 |
| Annual Cost                                 | Walls: R 20   | Age<br>1976     | Garage<br>Single |
| Litres Over<br>Last 12 Mo. 6660.3 L in 2025 | Floor: R      | Lot 10          | Parking<br>6x    |
|                                             | Skirting: R   | Block 133       |                  |
|                                             |               | Plan 717        |                  |
|                                             |               | Unit            |                  |

### SPECIAL FEATURES /FURNISHINGS:

Welcome to a home where space, style, and an incredible location come together—just a short walk from downtown, with green space and trails right outside your back door.

This impressive 5-Bed, 3-Bath home is filled with natural light, soaring vaulted ceilings reaching up to 12 feet, and a beautiful blend of custom cherry and birch hardwood flooring. At the heart of the home, the custom kitchen was made for gathering, with maple hardwood floors, skylights, a generous breakfast bar, built-in double convection ovens, high-end stainless steel appliances, and plenty of room for entertaining. The adjoining living and dining areas offer equally impressive space, with a pellet stove creating a cozy retreat on winter evenings.

Thoughtful upgrades and attention to detail can be found throughout, creating spaces that feel warm, distinctive, and elevated while still incredibly comfortable. An attached list of the features and upgrades showcases just how extensively the home has been improved—and how much consideration has gone into everything from finishes and lighting to functionality and everyday living.

Step outside onto the southeast-facing back deck and directly into green space and an extensive trail network—walk the dog, click into your skis, or head out on the snowmobile right from home. Out front, ample parking accommodates multiple vehicles, an RV and a boat, along with a single garage.

Spacious, beautifully updated, and surrounded by nature while still minutes from downtown, this is a home that offers something increasingly rare: room for every part of life, inside and out.

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, Double Oven, Stove, Gazebo

### FOUNDATION

Concrete To Bedrock + Piles

### PROPERTY TAXES

Amount/yr \$6947.15 2026

Tenure Fee Simple

Fees

Area FORREST PARK

# 5053 Forrest Dr Detailed Features and Upgrades

## Living Room

- Ecobee thermostat with monitor (March 2024)
- white metal panels installed in stair openings and trimmed with maple (May 2026)
- feature wall with leaf-motif wallpaper and wood wall panels (September 2022)
- barn doors added to Living Room / 5th Bedroom (October 2022)
- white room-darkening drapes (October 2022)

## Kitchen

- Jenn-Air 5-burner cooktop (June 2023)
- white concrete countertop (June 2023)
- LG dishwasher with third rack (September 2021)
- Pietra undermount 33-inch composite granite double-bowl kitchen sink (June 2023)
- Delta Essa matte-black Touch2O kitchen faucet with pull-down sprayer at workstation sink (June 2023)
- second quartz granite undermount kitchen sink (June 2023)
- Delta Essa matte-black kitchen faucet with pull-down sprayer at second sink (June 2023)
- LED under-cabinet lighting (June 2023)
- new cabinet handles (June 2023)
- birch-tree wallpaper (March 2026)
- Govee app-controlled pendant light (March 2026)

## Kitchen / Sunroom

- window and door trim and paint updated throughout all windows and doorway into dining room (June 2023)

## Sunroom

- Govee app-controlled LED strip lights (January 2026)
- built-in under-counter beverage fridge (June 2023)

## Entry

- Yale smart lock at front door (November 2025)
- interior entryway renovation with feature wall, custom bench, matching shelves, metal artwork, new door and window trim, and paint (November 2025)
- new thermostats at front entry (March 2025)

## Upper Staircase / Hallway

- upper staircase renovated with birch stair treads and LED lighting (July 2022)
- vinyl plank flooring installed in upstairs hallway, replacing carpet (September 2021)
- Govee app-controlled hallway pendant light (February 2025)

## **Primary Bedroom**

- new flooring, paint, two pendant lights and wall light fixtures (September 2021)
- white room-darkening drapes (October 2022)

## **Primary Ensuite Bathroom**

- updated paint, backsplash tile, painted cabinets and new cabinet handles (March 2025)
- replaced sink and shower fixtures, lighting and bathroom fan (March 2025)
- added three mirrors, vanity light, ceiling light and outlet at makeup vanity (March 2025)

## **Bedroom 2**

- paint and light fixture updated (September 2021)

## **Bedroom 3**

- paint and wallpaper updated (September 2021)

## **Ground-Floor Suite / Bedroom 4**

- new flooring and paint (2026)
- renovated 3-piece ensuite bathroom (2026)
- closet added (2026)

## **Bedroom 5 / Workout Room / Flex Space**

- conversion to bedroom with added window and closet (2026)

## **Garage**

- garage door opener repaired (November 2021)
- four garage-door windows, one per door panel (Summer 2025/26)
- all new garage-door seals and trim (Summer 2025/26)

## **Exterior**

- exterior of house painted; new front door and front window installed (Summer 2025)
- new light fixtures at front door (Summer 2025)
- roof - original 2005; updated 2013
- black eavestrough installed (Summer 2025)
- 100 ft of Govee app-controlled permanent outdoor soffit lighting on upper level (Summer 2025)
- 100 ft of Govee app-controlled permanent outdoor soffit lighting on lower level (Summer 2025)

## **Mechanical**

- hot water tank replaced under warranty by J&R Mechanical- operates from the boiler or electricity when the boiler is shut off (Summer 2023)
- boiler - original system (2004); serviced every September by J&R Mechanical prior to winter
- hot water tank - replaced 2023;
- pellet stove - installed 2013
- fuel tank - replaced 2015

# 5053 Forrest Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2713.49 sq ft



1st Floor  
Exterior Area 651.28 sq ft



2nd Floor  
Exterior Area 1382.91 sq ft



3rd Floor  
Exterior Area 679.30 sq ft



PREPARED: 2026/08/13

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.



