

WELCOME TO 9 TAYLOR ROAD \$584,900

6838

MOLLY MILLIGAN
WORK 867.669.2107
CELL 867.688.0303



ROOM SIZES

Living Room 15.8 X 17.8	Dining 5.8 X 11.9	Kitchen 9.8 X 11.9			BATHS 1-2pc, 1-4pc
Primary Bedroom 13.4 X 10.2	Bedroom 8.8 X 11.3	Bedroom 9.4 X 11.2			Storage Basement Crawl Space
Laundry/Utility Room 10.9 X 6.10				Make: Model: Serial #:	Foyer / Entry 7 X 7.7 Deck

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 1458	Lot Size 6016
Annual Cost	Walls: R 20+	Age 1974/14	Garage Single Attached
Litres Over Last 12 Mo.	Floor: R	Lot 5	Parking
	Skirting: R	Block 137	
		Plan 773	Unit

SPECIAL FEATURES /FURNISHINGS:

Welcome to this move-in-ready 3-bedroom, 1.5-bathroom home in the desirable Forrest Drive neighbourhood, offering the perfect blend of comfort, updates, and convenience.

With 1,520 sq. ft. of living space over two levels, the home features high-grade laminate and ceramic flooring throughout, along with a modern kitchen and updated bathrooms. Major improvements, including the roof and eavestroughs within the last 10 years, and a new hot water tank in 2023.

Outside, the oversized 6,000 sq. ft. landscaped lot offers established garden beds, plenty of parking for vehicles, RVs, boats, or recreational gear, plus an attached garage/workshop —ideal for storage, hobbies, or weekend projects.

Located just a short walk from downtown, the Multiplex, Fieldhouse, swimming pool, parks, and trails, this well-maintained home combines a fantastic location with move-in-ready living.

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

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$3747.80 2026

Tenure Fee Simple

Fees

Area

9 Taylor Rd, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1458.20 sq ft



1st Floor
Exterior Area 513.48 sq ft



2nd Floor
Exterior Area 944.72 sq ft

PREPARED: 2026/08/01

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.



