

WELCOME TO

5124 FORREST DRIVE NORTH

\$715,500

6875

SHANE CLARK
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C



ROOM SIZES

Living Room 13.10 X 14.5	Kitchen 20.5 X 12.10	Dining 7.3 X 7.5	Office 10.3 X 12.5		BATHS 1-3pc, 1-4pc, 1-3pc Ensuite	
Primary Bedroom 19 X 14.1	Bedroom 11.7 X 10.1	Bedroom 11.7 X 9.11	Bedroom 10.6 X 13.11		Storage 19 X 13.1	Basement Full Basement
Rec. Room 24.3 X 16.9	Mechanical/Storage 12.5 X 31.9	Laundry Room 7.2 X 5.9		Make: Model: Serial #:	Foyer / Entry 10.3 X 6.10	Deck 15 X 30 10 X 16

HEAT

INSULATION

BUILDING

LOT

Type BOILER/FAN COIL	Ceiling: R 40	Sq. Ft. 1671 + Basement	Lot Size 8965
Annual Cost	Walls: R 20	Age 1977	Garage
Litres Over Last 12 Mo. 3205 Litres	Floor: R	Lot 52	Parking Double Gravel
	Skirting: R	Block 147	
		Plan 4086	
		Unit	

SPECIAL FEATURES /FURNISHINGS:

Come have a look at this Fantastic family home only steps off the very popular Forrest Drive Park that features playground, hard court surface and field area for all year activities of climbing, running, skating and flying kites where you can watch and keep an eye from your living room window.

There's over 3000 square feet of living space, storage and work areas, 4 bedrooms and 3 full baths with several options of dividing up the home for many family options. The low maintenance yard spaces offer great utility on this massive 8959 square foot lot allowing loads of parking and an active lifestyle treed rockspace in the back yard. A couple of well thought out renovations showcase an large entry with 11 foot ceilings, ample coat and boot storage and an eye appealing entry into the home. There's also oversized family room areas on both main and lower levels Lemox easy operation pellet stove,, a couple options for dining areas, spacious kitchen, great utility room of the back door, another garden door onto the back BBQ deck and all new front privacy deck, new roofing package this year and offering an immediate move in for this month!

If you have been wanting a great family home close to schools, parks and close to... but not downtown, here's you chance. Forrest Drive North is very quiet street just off the main road with only 11 properties along it. Don't miss out!

Some smart features include hot water tank off the boiler in winter, electric in summer. Short term accommodation options that can easily divide the home into separate units. All appliances purchased locally from the supplier that has a dedicated repair person. Room for garage in front of property. Recent HomeSafe inspection on file.

Price includes: Fridge,Stove,Dishwasher,microwave,washer,dryer Other included items are BBQ,ladder,laundry shelves, workbench in mechanical room and 2 queen beds, 3 bar stools, dining table and 2 chairs.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$6,254.01 2026

Tenure Fee Simple

Fees

Area FORREST PARK

5124 Forrest Dr N, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1671.09 sq ft



1st Floor
Exterior Area 1671.09 sq ft



Basement (Below Grade)
Exterior Area 1194.23 sq ft

PREPARED: 2026/09/02

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.



