COLDWELL BANKER
NORTHERN BESTSELLERS

WELCOME TO
12 TEES COURT
$825,000

MLS MULTIPLE LISTING SERVICE
6902

ROD STIRLING
WORK 867.669.2115
CELL 867.446.1046



ROOM SIZES

Living Room 11.9 X 12.7	Dining 9.3 X 11.8	Kitchen 11.11 X 11.6	Family Room 14.8 X 22.1		BATHS	1-3pc, 1-4pc
Primary Bedroom 14.1 X 13.10	Bedroom 11 X 11.3	Bedroom 11 X 11.4	Bedroom 9.4 X 8.9		Storage	Basement Heated Crawl Space
Sun Room 10.6 X 7.11				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

Type OIL HW INFLOOR

Annual Cost

Litres Over Last 12 Mo. 4586.6 L

INSULATION

Ceiling: R 40
Walls: R 28
Floor: R 40
Skirting: R

BUILDING

Sq. Ft. 2187

Age 1988

Lot	Block	Plan	Unit
29	548	1947	

LOT

Lot Size 10016

Garage Double Attached & Heated

Parking 6 Spots Tandem Concrete

SPECIAL FEATURES /FURNISHINGS:

Quiet Court location in established family friendly area of Frame lake South. High demand Court location with oversized lots. Numerous parking spots on the concrete driveway, beautifully landscaped front yard, partially landscaped well treed fenced dog friendly rear yard with garden planter areas and a City approved fire pit set in a concrete patio area. Spacious rear deck receives evening sun. Quality energy efficient construction with the Certified R2000 designation when originally built. Oil boiler with in-floor heat & HRV. Brand new oil tank. PVC windows throughout. A mix of laminate, hardwood, slate & lino flooring. Attached spacious heated dbl garage with overhead fan coil unit. Good sight lines from the kitchen to the sunken family room with a propane fireplace. 1 BR down with a 3 pc bath, great for guests or visiting family members. 3 BR's up with a full bath featuring a jetted tub and a standalone shower with double doors accessing all 3 BR's. Primary BR has a walk in closet & an adjoining sitting room or nursery. All BR's have closet organizers. Upgrades to most lighting throughout. Upgraded kitchen counter-tops & all appliances in the last 5 years ish.

Price includes: Fridge, stove, dishwasher, microwave/range hood, garburator, washer, dryer, freezer, beer/leftover fridge window coverings, garage door opener, Bl Vac & attachments fixed shelving & benches in garage, greenhouse, garden planters & firepit.

Recent pre-sale inspection available to prospective purchasers.

FOUNDATION

PROPERTY TAXES

Amount/yr $6831.31 2026

Tenure Fee Simple

Fees

Area FRAME LK SOUTH

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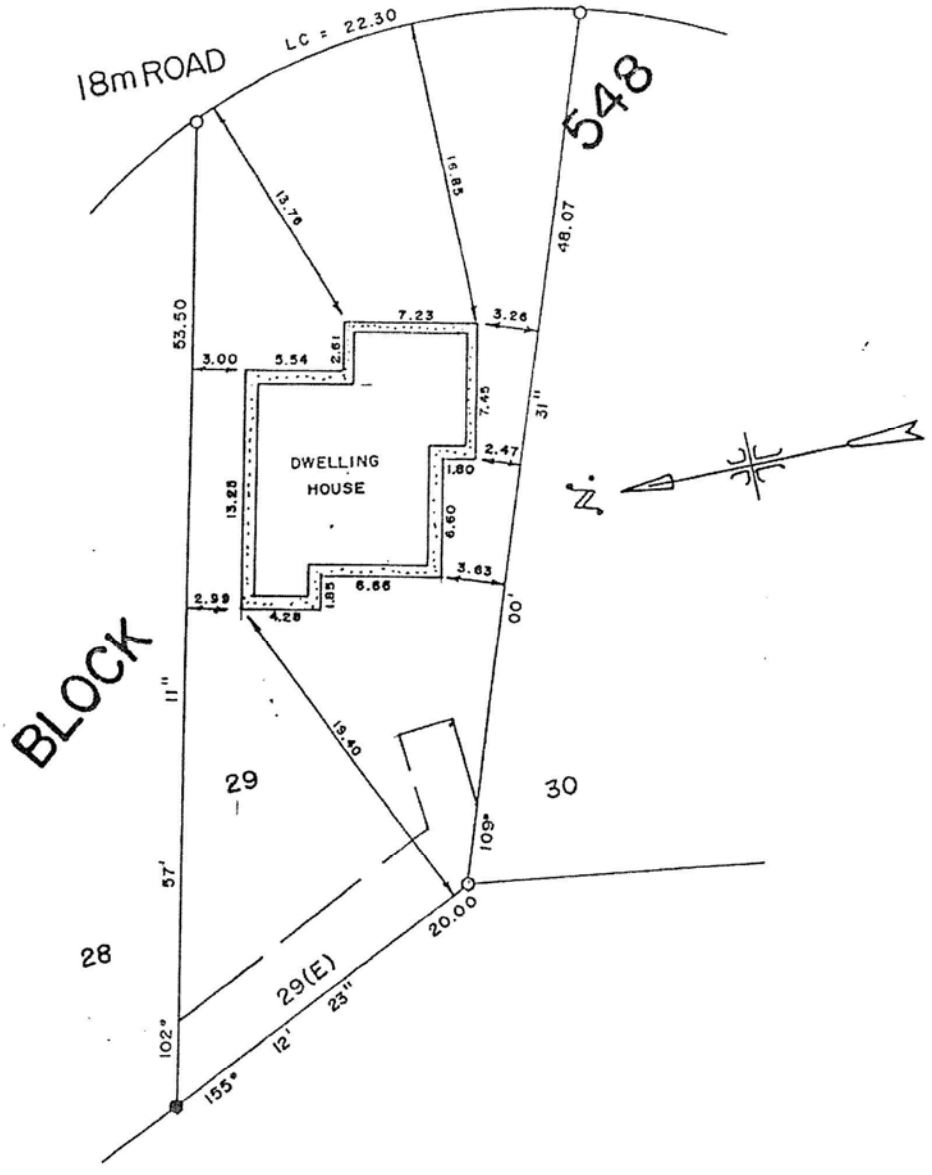
Thomson Underwood McLellan Surveys Ltd.

P.O. BOX 2545
YELLOWKNIFE, N.W.T.
X1A 2P8
PH: (403) 873-5792
FILE NO:

I certify that this plan shows the location of the Dwelling House erected on Lot 29, Block 548, in the City of Yellowknife, N.W.T. (Plan 71186, C.L.S.R. No. 1947 L.T.O.), and that the measurements are correct as shown, I further certify that there are no encroachments on the said lot, neither from without nor from within.



SCALE 1 : 300

NOTE:

Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to foundation walls only at the date of survey. There are no measurements pertaining to footing, roofing, etc. This plan is for the protection of the Mortgagee only and is not to be used for the location of the property lines. We accept no responsibility for the unauthorized use.

Dated this 13 day of Oct. 19 88

Thomson Underwood McLellan Surveys Ltd. Canada Lands Surveyor











12 Tees Ct, Yellowknife, NT

Main Building



Main Floor



1st Floor

0 4 8 ft

PREPARED: 2026/10/04

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.

iGUIDE