



1 SMALL LAKE

Ingraham Trail, Yellowknife

\$349,900

MLS®:	6693
Bedrooms:	2+1 Bedroom
Full Baths:	1
Heating:	Propane Heaters Throughout
Fireplaces:	Pellet Stove
Storage:	Multiple Sheds and tents
Style:	Detached

Type:	House
Bathrooms:	2
Half Baths:	1
Fuel Type:	Propane
Square Feet:	1,470SqFt
Year Built:	2001
Construction:	Stick Built



Dwayne Simmons

Salesperson

867-445-8380

dwayne.simmons@century21.ca

<https://www.century21yk.ca>

CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Disclaimer: All photos are from 2021 and may not reflect the current condition of the property.

If you're looking for a serene escape with unforgettable views, this cabin overlooking Small Lake is your perfect getaway. Located at kilometre 39 on the Ingraham Trail, this property offers year-round access via ATV or snowmobile—and is just a short 5-minute ride or 15-minute walk from the main road parking area just off the highway.

Perched above the lake with multiple decks to relax and take in the panoramic scenery, this off-grid cabin has been thoughtfully upgraded in recent years to offer exceptional comfort without sacrificing its natural charm. Key upgrades include a newer 5KW solar system with newly replaced lead-acid batteries, a composting wet sewer system providing full bathroom functionality, and significant road improvements for easier year-round access.

Inside, the cabin boasts a cozy and functional layout with a kitchen equipped with a DC fridge, gas stove, and a small dishwasher. The main living area is filled with natural light and sweeping lake views from every window. Warmth is provided by propane heaters throughout, complemented by a Harman pellet stove for extra coziness during colder months.

The generous primary bedroom features a luxurious soaker tub and direct access to one of two private decks—an ideal spot for morning coffee with a view. The main bathroom includes a stand-up shower and a washing machine for added convenience.

Guests are well accommodated with a versatile second room inside the cabin or in a separate, propane-heated Bunkie offering additional privacy.

This one-of-a-kind property blends the peace of lakeside living with the comforts of modern upgrades—an idyllic spot for nature lovers, weekend adventurers, or anyone looking to disconnect in style.

Call Dwayne today for a private showing (867)445-8380

Included items with the cabin:

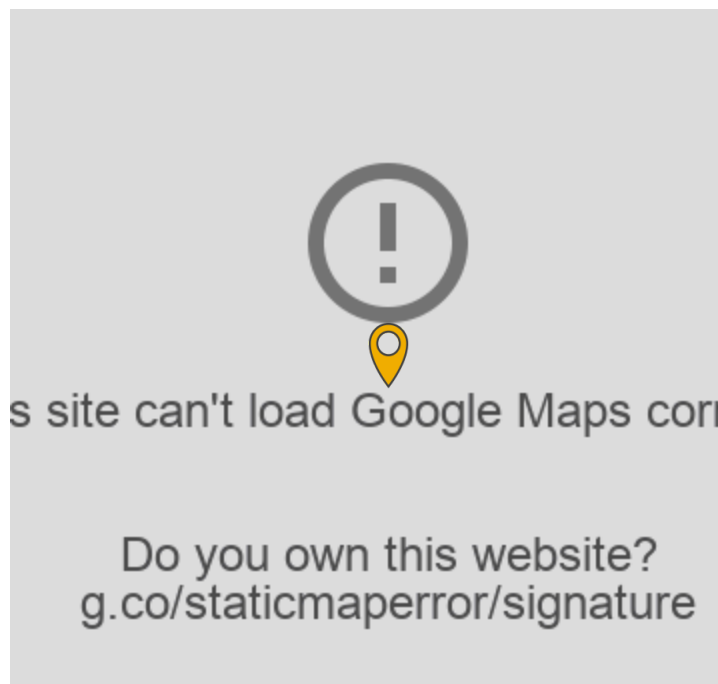
11 Propane Tanks - Some Filled

2 Generators (1x7000W w/ autostart and 1x6500W)

14' Aluminum Bort with 9.8HP motor (as is)

Homemade Barge with kicker (as is)

All furniture in the cabin



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