



5500 45 STREET

All Areas, Yellowknife

\$1,440,000

MLS®:	6588
Bedrooms:	4
Full Baths:	4
Fuel Type:	Oil - 7,528 L (2025)
View:	Lake views
Lot Size:	5,653 SqFt
Storeys:	3

Type:	House
Bathrooms:	4
Heating:	Boiler
Taxes:	\$10,009 (2025)
Square Feet:	4,700 SqFt
Parking:	Double garage
Year Built:	2001



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Broker of Record

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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to one of Yellowknife's finest properties. Built in 2001, this home is a perfect showcase of Taylor Architecture Group's signature style with extensive maple millwork, birch and slate floors, steel and tempered glass accents and sprawling windows that bathe the living spaces in sunlight.

The beautiful main living area features panoramic views of Great Slave Lake, made all the more dramatic by the 10-ft ceilings and clerestory windows. The luxury kitchen was built for entertaining, with granite countertops, Sub-Zero double fridge & freezer, Wolf wall oven, Thermador propane range, Cove and GE dishwashers, Neff custom cabinetry and Grohe fixtures. French doors connect the dining area with an impressive and private three-tiered deck with built-in hot tub. A second dining space is currently configured as a billiards room.

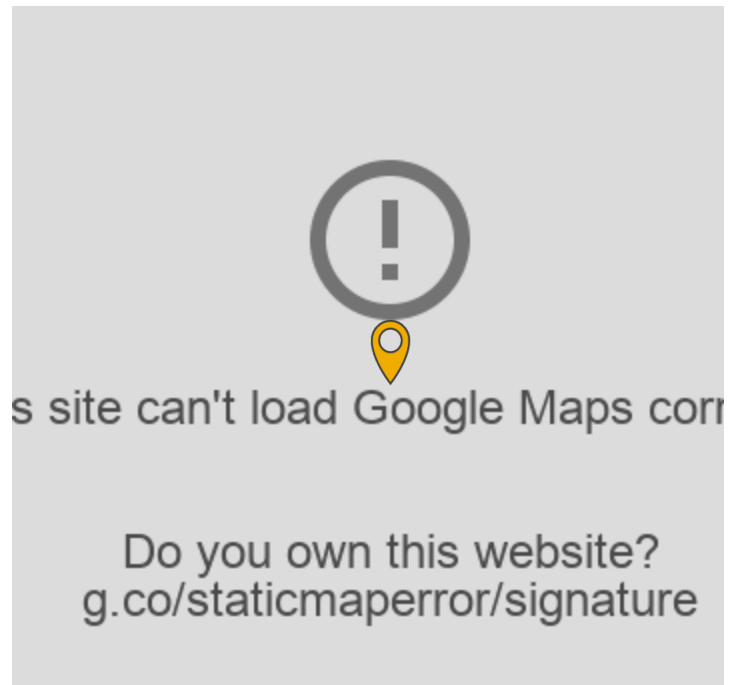
Adjacent to the main living area you'll find a spacious media room that is perfect for enjoying movie night with the family. Blackout blinds and industrial-style steel shutters keep out the midnight sun and provide a true home theatre experience.

The beautiful custom staircase leads upstairs to the primary bedroom with its 180-degree views of Great Slave Lake and included projector with 100" retractable screen. A two-sided propane fireplace adjoins to the luxurious ensuite bathroom with walk-in closet, and tiled shower with tempered glass surround, dual vanities and a private water closet. You'll find two more bedrooms on the top floor, one currently configured as a home gym, as well as a laundry room and the main bathroom.

Back down to the first floor, through the slate-tile foyer, you'll find a spacious guest suite with its own kitchen, bathroom and laundry.

Located just off School Draw Avenue, steps from Great Slave Lake and a short walk to Old Town.

Purchase includes: Double fridge/freezer, wall oven, propane range, two dishwashers, washer and dryer, suite fridge, suite microwave, suite dishwasher, suite washer and dryer, all window coverings, primary bedroom walk-in dresser and closets, 100' theatre project with screen and Mirage speakers, work-out room wall TV and speakers, laundry room wire shelving, California closet in media room, Liberty security system, garage work bench and peg board, central vacuum, two remotes for garage door, Bell satellite dishes, Starlink dish and receiver, firewood shed, hot tub, pergola, bird feeders, LED lighting for stairs with remote.



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