



6 PRELUDE LAKE

Ingraham Trail, Yellowknife

\$829,900

MLS®:	6561
Bedrooms:	2
Heating:	\$5,500 (Includes Gen., Stove, Dryer, HWD, & Prop)
Taxes:	\$1,214.40 (2025)
Balcony/Patio:	900 sqft deck plus ensuite balcony
Square Feet:	2,020 sqft
Storage:	Storage Shed
Style:	Single Family Detached

Type:	House
Bathrooms:	2
Fuel Type:	Propane & Wood Stove
Fireplaces:	Wood Fireplace
View:	Lake View
Lot Size:	32,000 sqft
Year Built:	2018
Construction:	Concrete



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Prospect Realty



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ABOUT THIS PROPERTY

Situated at the end of the road on Prelude Lake East, this exceptional 160 x 200 ft parcel offers rare privacy at the tip of the peninsula, surrounded by water on three sides. With stairs leading down to the dock and boatshed, water access is easy and convenient.

Built in 2018, this customized "Chandos" Linwood home offers over 2000 sqft of beautifully crafted post and beam construction with soaring vaulted ceilings and expansive lake facing windows. The two bedroom, two bathroom layout blends warmth and function.

The spacious entry opens to a thoughtfully designed walk-in mudroom complete with built-in cabinetry, pullout boot drawers, and a large coat rack. Down the hall, a full bathroom and bright second bedroom with two large windows and a closet provide comfortable accommodations for guests or family. The heart of the home is the stunning living area and chef-inspired kitchen set beneath dramatic vaulted windows that frame breathtaking lake views. The kitchen features an oversized island with propane gas range and oven, double width pull-out spice rack, beverage fridge, abundant cabinetry and counter space, and a concealed pull-out garbage and recycling centre. Smudgeproof stainless steel appliances include a French door refrigerator with bottom freezer ice maker, microwave, and dishwasher. Just off the kitchen, a bright three-season sunroom with matching laminate plank flooring extends the living space.

Upstairs, you'll find a versatile office or den, a spacious primary bedroom, and a spa-like ensuite with an air-jetted tub, oversized glass walk-in shower, and generous walk-in closet with stacked washer and dryer. A private balcony off the primary suite provides a peaceful place to enjoy morning coffee or evening sunsets.

This home features a spacious 900 sq ft maintenance-free TimberTech Terrain deck with cedar posts and airplane cable railing, creating exceptional outdoor living space. The developed lot features crushed gravel throughout, generous gardens, three raised beds, and two greenhouses, all serviced by installed waterlines and drip irrigation.

The home is built for efficiency and comfort, featuring triple glazed windows, Allura fibre cement siding with a cedar-look finish, custom cordless dual lift-and-lock blinds, and 2x6 laminated beams accenting the vaulted ceilings. Heating and power are supplied through a well designed combination of propane and solar. The 48-volt solar system includes six 320-watt panels and a bank of eight new AGM batteries (2025), supported by an auto-start propane-converted Honda Ultra-Quiet 7000i ES generator. Two 18,000 BTU Empire propane heaters warm the crawl space/utility area, with an additional heater in the generator shed, along with a propane fireplace and Blaze King wood stove in the main living area. The heated crawl space neatly houses the 1,075-gallon water tank (professionally cleaned in 2025), 1,375-gallon septic tank, on-demand hot water system, battery bank, and inverter system. Grey water disperses onto the land, and the black tank is pumped every 3-4 months at \$125 per service.

City water is delivered every two weeks at a cost of \$125 for 600 gallons, with additional usage at \$0.10 per gallon—a significant benefit given the current waiting list for delivery service in the Prelude area. Annual propane usage averages approximately \$5,500, covering the generator, range, hot water, heaters, dryer, and fireplace, with the current owners burning 4-5 cords of wood per year. All systems have been professionally installed and inspected, and an Arctic Energy Alliance report is on file showing a positive rating of 160 gigajoules per year.

This is a rare opportunity to own a thoughtfully designed, energy-efficient waterfront retreat offering privacy, quality craftsmanship, and exceptional self-sufficient living.

** The property is held under a 30-year renewable lease.



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