



NEW LISTING



3321 YELLOWKNIFE HIGHWAY

Engle Business District, Yellowknife

\$2,000,000 + GST

MLS®: 6590

Style: Single Family Home

Type: Agri-Business

Fuel Type: Oil

Taxes: \$12,210 (2025)

Construction: Wood frame

Heating: Forced Air



Adrian Bell

Broker of Record

867-446-9800

adrian.bell@century21.ca

<https://www.century21yk.ca>

CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Yellowknife's next great aurora tourism business!

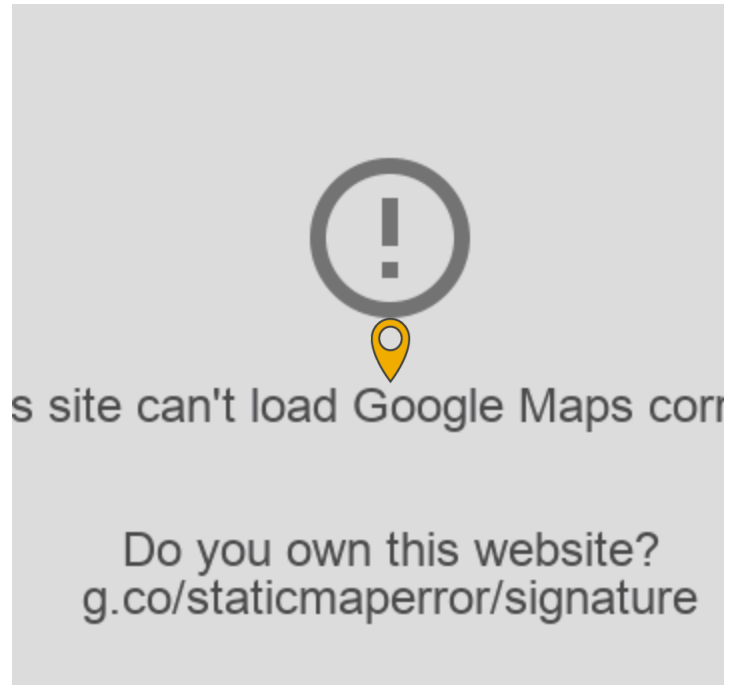
Fee simple title to a huge, 4-acre property with nothing to the north but federal seismological array lands, which offer a network of snowmobile trails and lakes. Growth Management (GM) zoning allows 'commercial recreation' as a discretionary use (City Council approval required). Currently assessed as agricultural.

The property is the former home of North Country Stables. Improvements include a 3-bedroom, 2 bathroom, 2-storey home with vaulted ceilings in the living room and impressive views to the north and an approximately 13,400 square foot warehouse/barn formerly used as indoor stables.

The previous owners had permission to use the land to the north for equestrian trails and training pens, spread out over an additional 4 acres.

Located a mere 11-minute drive from Yellowknife's main hotel district. Don't miss this once-in-a-generation opportunity to create the tourism business of your dreams!

Additional photos to follow on 03/31.



CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6