



## 5 PRELUDE MAIN

Ingraham Trail, Yellowknife

\$709,900

<b>MLS®:</b>	6682
<b>Bedrooms:</b>	2+Den
<b>Full Baths:</b>	1
<b>Fuel Type:</b>	Oil & Propane
<b>Fireplaces:</b>	Woodstove (2 Cords)
<b>Lot Size:</b>	14,988 SqFt
<b>Storage:</b>	Sea Can + Shed
<b>Style:</b>	Single Family Detached

<b>Type:</b>	House
<b>Bathrooms:</b>	1
<b>Heating:</b>	500L Oil & 2590L(Propane)
<b>Taxes:</b>	\$886.37 for 2025
<b>Square Feet:</b>	1,280
<b>Parking:</b>	Lots
<b>Year Built:</b>	2021
<b>Construction:</b>	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

Tucked away in the highly sought-after Prelude Main, this newer-built Knotty Pine cabin delivers the perfect balance of modern comfort and timeless cabin charm. Thoughtfully designed for both weekend escapes and year-round enjoyment, this turnkey property is ready for you to move in and start making memories at the lake immediately.

Set on a spacious lot just a short walk from the Prelude Lake Marina, the property is exceptionally well-equipped for easy off-grid living. Outside, you'll find a detached garage, a large Sea-Can for secure storage, and an additional shed — offering ample space for boats, quads, tools, and all your seasonal gear. The attractive CanXL exterior package gives the cabin a standout look while complementing the natural surroundings beautifully.

Inside, the warm and inviting interior showcases tasteful stained wood finishes in two complementary tones that perfectly accent the trim package and add character throughout the home. Vaulted ceilings create an airy, open feel in the main living area, while transom windows flood the space with natural light. Originally 2 bedrooms, the owner added a front extension, creating a potential 3rd bedroom or secondary living space. A thoughtfully designed front addition provides valuable flexibility, serving as either a third bedroom or an additional family room depending on your needs.

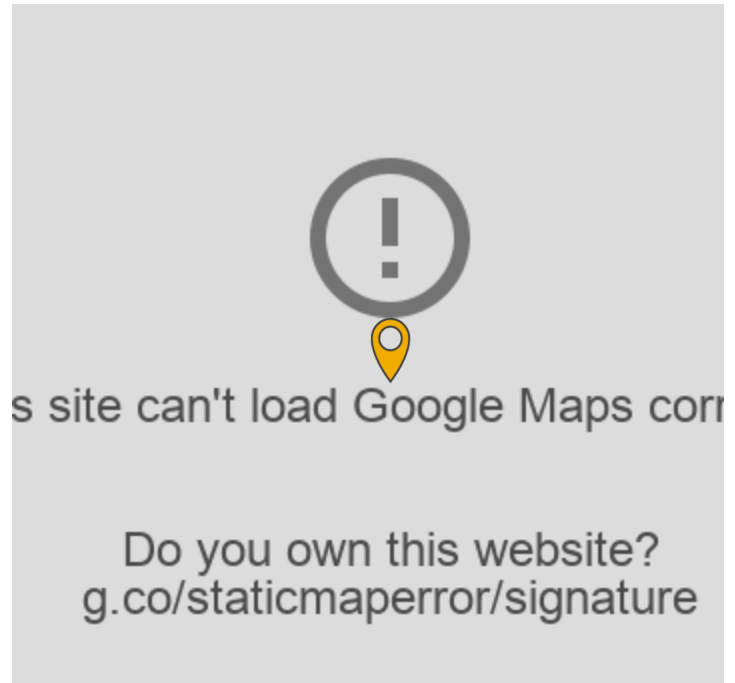
One of the best features of this property is the incredible screened-in sun porch — the ultimate summer gathering space where you can relax comfortably into the evening while enjoying the peaceful surroundings without the bugs. It also creates valuable extra living space during the warmer months, extending the cabin's entertaining and lounging areas seamlessly outdoors.

Built with efficiency and reliability in mind, the cabin is equipped with a Tesla solar system with battery backup, an 11,000-watt Kubota generator, a centrally located woodstove, approximately a 350-gallon water tank, and a 750-gallon sewer tank — giving you dependable off-grid convenience without sacrificing comfort.

A smartly designed and beautifully maintained Prelude Lake retreat offering modern functionality, incredible storage, and the authentic cabin lifestyle buyers dream about.

***Call Dwayne today to book a viewing (867)445-8380***

Included Items: Fridge, Stove, Over-stove fan, Washer, Dryer, 11000W Kubota generator, Shed, Seacan 20', Water tank, battery bank and solar system, 350G water tank, 750G sewer tank, Firepit, On-demand Hot water tank, Window blinds



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