

NEW LISTING



4708 HAMILTON DRIVE

Old Town, Yellowknife

\$749,900 (Includes GST)







MLS®:	6714
Bedrooms:	3 & 3
Fuel Type:	Oil
Square Feet:	2,171 sqft

Type:	House
Bathrooms:	1 & 1
Taxes:	\$3,117.36 (2025)
Lot Size:	6,021 sqft




Devon Straker
Realtor®

CENTURY 21
Prospect Realty

5124 48 Street
Yellowknife, NT X1A 1N6

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ABOUT THIS PROPERTY

Welcome to this turnkey income generating property featuring two spacious, fully self contained 3 bedroom, 1 bathroom suites each with their own dedicated driveways with abundant parking for 4+ vehicles per unit.

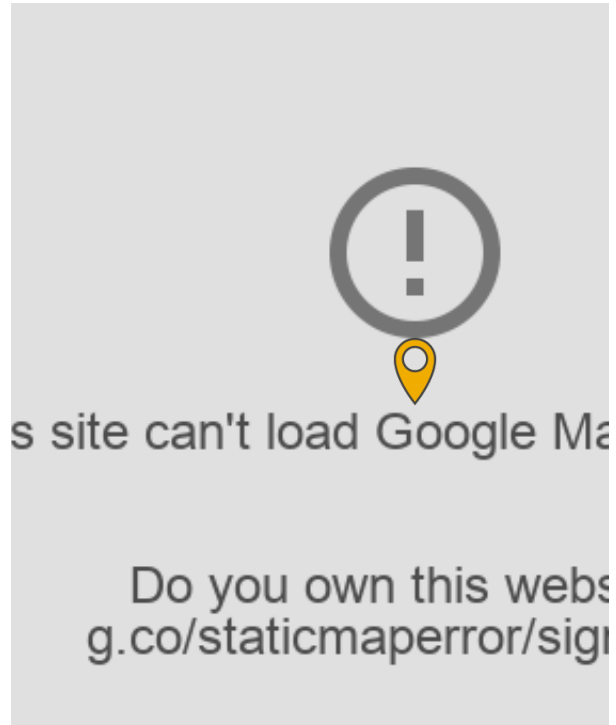
Ideally situated in the highly sought-after Old Town neighbourhood, this property benefits from a prime walkable location just five minutes from downtown. Being only steps from the racquet club, ball fields, and the lake, this location provides year-round recreation and lifestyle amenities that enhance rental demand and long-term tenant retention.

Extensively renovated over the past two years, this property offers investors peace of mind with all improvements already completed, including but not limited to all new retaining walls and foundation, updated siding with added strapping and insulation, upgraded mechanical with added HRV, plumbing, electrical systems, and windows. Both suites have been completely renovated interiorly as well with all new drywall, flooring, baseboards/trim, and nicely modernized with crisp white cabinetry, functional eat-in islands, and contemporary finishes that appeal to quality tenants.

With its desirable suite configuration, extensive renovations, exceptional location, and low-maintenance appeal, this property is well positioned for strong cash flow and long-term appreciation.

** Pre Sale Inspection on file & shingles to be replaced prior to closing.*

Price includes: Fridge x2, Stove x2; Kitchen Appliances on Order (June 23rd Est. Arrival)



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