



22 PRELUDE MAIN

Ingraham Trail, Yellowknife

\$680,000

MLS®:	6769
Bedrooms:	3 + den
Heating:	propane heaters & Blaze King wood stove
Taxes:	\$599.38(2025)
Balcony/Patio:	Sunroom & two decks
Lot Size:	14,988.75 SqFt
Storage:	garage & 3 sheds
Style:	Off grid Single family detached

Type:	House
Bathrooms:	1.5
Fuel Type:	propane & wood(4 cords + approx \$2300 for propa
Fireplaces:	wood stove
Square Feet:	1,943.95 SqFt
Parking:	multiple gravel
Year Built:	1984
Construction:	stick built



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ABOUT THIS PROPERTY

Escape to peaceful living with this charming off-grid property offering 3 bedrooms + den, 1.5 bathrooms, and plenty of space both inside and out.

Upon entering the home, you're welcomed by a unique central staircase leading to an open-concept loft-style bedroom above, creating a warm and inviting focal point. To the right of the entrance is a convenient laundry room complete with washer, dryer, and water storage tank. To the left, you'll find a cozy living room featuring a Blaze King wood stove, perfect for staying warm on cool evenings. Adjacent to the living room is a versatile bonus room that can serve as a dining room, home office, or be easily converted into a fourth bedroom.

The main floor also features two spacious bedrooms connected by a convenient half bathroom. One bedroom includes a walk-in closet and patio doors leading to a bright three-season sunroom. The sunroom is also accessible from the kitchen, creating a wonderful space to relax and enjoy the surrounding views.

The kitchen has been beautifully updated with custom solid wood knotty cherry cabinets, solid countertops and tile backsplash crafted by Ideal Woodwork and is equipped with stainless steel appliances, combining rustic charm with modern convenience.

Outside, you'll appreciate the durability of the metal roof and the convenience of a detached single-car garage, which houses the generator. The property's off-grid system includes almost 5000 watts of solar panels, providing reliable alternative energy. The fully fenced backyard is perfect for children and pets, while the spacious lot offers abundant parking for vehicles, trailers, and recreational equipment.

Call 867-444-0977 or email jennifer.payne@century21.ca for more information

Included items: Fridge, propane stove, dishwasher, washer, propane dryer, Hunter Douglas blinds, main generator, 1 water pump/hoses, 6 quarts of firewood(\$3000 value), garden boxes, 3 sheds, wood shed

Notable updates: windows/exterior doors(2014, 2015, 2017, patio door 2022), metal roof(2015), Ideal Woodwork kitchen(2021), bathroom(2022), blaze king woodstove(2015), hot water on demand(2017), kitchen appliances(2021), washer & dryer(2013), eavestrough and back deck(2016), main diesel generator(2019), solar and inverter(2020), 8 batteries(2024)

Note: The garage is 375 SqFt with concrete foundation and houses the solar panels, inverter, generator and double wall fibreglass oil tank. The fuel cost for the generator is approx \$635/year and is typically only used in the winter since the solar panels cover everything from spring through fall.



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