



3510 Raccine Road

Year Built: 1988

Property Tax: \$13,185 (2026)

Construction: Single Family

Title: Freehold

Foundation: Concrete

Fireplace: Propane

Heating Cost: Unit A \$5,30 Unit B \$3,823

Parking: Att'd Garage; Dbl. Concrete Drive

This architectural masterpiece is one of Yellowknife's most distinctive homes, perched atop Pilot's Monument Hill in historic Old Town. Designed to take full advantage of its spectacular setting, the wraparound balcony offers unobstructed panoramic views of Back Bay and the city skyline. Dramatic ceiling lines, abundant skylights and expansive windows fill the home with natural light.

The main level features a modern kitchen with breakfast nook, an indoor winter garden/solarium, a generous formal dining room and cozy living room with propane stove. The spacious primary on the main floor includes separate closets and a 3-piece ensuite. The attached heated garage offers a large storage room and an area suitable for a gym or workshop, four parking spaces and a productive greenhouse & raised flower beds add exceptional functionality. Upstairs are three additional bedrooms, a 3-piece bath, a large family room and good-sized laundry room with built in shelving.

The lower level offers a completely self-contained 2-bedroom suite with its own private west-facing balcony and entrance. All utilities are separately metered, providing excellent flexibility for extended family, guests or rental use. The suite is currently operated as a short-term rental, generating approximately \$400–\$700 per day when rented.

A truly unique Yellowknife property combining architectural character, income potential and some of the most impressive views in the city. Included items: fridge x 3, freezer, stove, wall oven, dishwasher x 2, greenhouse.

Updates: NTI boilers approximately 10 years old

Heating: unit A \$3,823 (4,296 L@.89) Unit B \$5,310 (5,966 L @.89)

2019 – outside painting including windows & doors

2020 – replaced heating & boiler piping Unit A. replaced all decking boards & support structure balcony unit A

2021– new staircase, platform & railing on side of house; greenhouse built; unit B painted throughout including windows & doors.

2022 – replaced deck platforms & resealed balcony floor – unit B, all outdoor decks & balconies stained.

2023 – repainted inside Unit A, including doors & windows

2024-2025 – replaced toilets

2026 – professionally cleaned water tanks, flat roof coated/resealed, new maple flooring unit A, boilers serviced.



\$1,450,000

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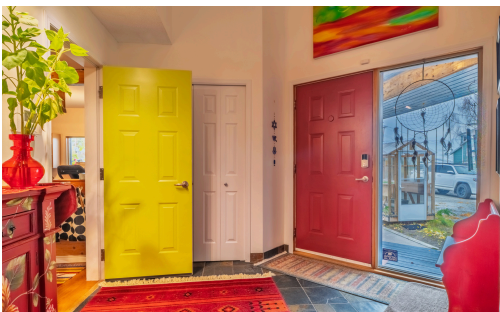
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