

WELCOME TO  
5 MCMAHON COURT  
\$1,135,000

5721  
NATHAN ROUND  
867.446.2458  
ROD STIRLING  
867.446.1046



ROOM SIZES

|                                  |                              |                         |                        |                              |               |                         |
|----------------------------------|------------------------------|-------------------------|------------------------|------------------------------|---------------|-------------------------|
| Living Room<br>13.5 X 15.4       | Dining Room<br>13.7 X 13.4   | Kitchen<br>15.4 X 15.2  |                        |                              | <b>BATHS</b>  | 4 Bath                  |
| Primary Bedroom<br>11.4 X 16.1   | Bedroom<br>13.11 X 11.6      | Bedroom<br>12.11 X 10.1 | Bedroom<br>11.7 X 11.5 |                              | Storage       | Basement<br>Full, Suite |
| Suite Living Room<br>12.3 X 33.5 | Suite Kitchen<br>11.6 X 18.5 | Suite Rooms<br>3        |                        | Make:<br>Model:<br>Serial #: | Foyer / Entry | Deck 3 Decks            |

HEAT

INSULATION

BUILDING

LOT

|                            |             |         |      |          |                |
|----------------------------|-------------|---------|------|----------|----------------|
| Type<br>PROPANE            | Ceiling: R  | Sq. Ft. | 4065 | Lot Size | 9910           |
| Annual Cost                | Walls: R    | Age     | 2015 | Garage   | 2 Car Attached |
| Litres Over<br>Last 12 Mo. | Floor: R    | Lot     | 64   | Parking  | 5+             |
|                            | Skirting: R | Block   | 308  |          |                |
|                            |             | Plan    | 4204 | Unit     |                |

SPECIAL FEATURES /FURNISHINGS:

In Yellowknife's most desirable neighborhood this spacious home awaits its new owners. This 7 room 4 bath home boasts lake views, a 3 room day-light income generating suite, a ton of parking and storage and plenty of outdoor space for play or relaxation in the warmer months. Starting on the main floor of the home you'll find a 2 car garage with a ton of room for gear, open concept dining/living, a large pantry and 3 piece bath. Heading upstairs there is 3 well sized bedrooms, dedicated laundry and main bath and the large master suite with full 5 piece ensuite bath. On the lower level of the home accessed either by its own entrance or through the main level of the home is the 3 room suite with own laundry and kitchen, large bright and open family and dining room with large windows allowing tons of natural light. Parking for 5 + vehicles or toys and the spectacular view of the lake make this home the total package! Call today for more info 867-446-2458 or 867-446-1046.

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr \$13783.17 2023

Tenure Fee Simple

Fees

Area Niven Lake

# 5 McMahon Ct, Yellowknife, NT

## Main Building



1st Floor



2nd Floor



Basement (Below Grade)



PREPARED: 2024/03/22

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



