

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

NATHAN ROUND 867.446.2458 ROD STIRLING 867.446.1046



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

HEAT	INSULATION		BUILDING			LOT
Type PROPANE	Ceiling: R	Sq. Ft.	4065		Lot Size	9910
Annual Cost Litres Over	Walls: R Floor: R	۸۵۵	2015		Garage	2 Car Attached
Last 12 Mo.	Skirting: R	Age Lot	Block Plan	Unit	Parking	5+
SPECIAL FEATURES /FURNISHI	64	308 4204				

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.

MLS

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FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr \$13783.17 2023

Tenure

Fee Simple

Fees

Area Niven Lake

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5 McMahon Ct, Yellowknife, NT

Main Building



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.











