

# 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 Last 12 Mo.	Walls: R Floor: R Skirting: R	Age	2015	Garage 2 Car Attached Parking 5+
SPECIAL FEATURES /FURNISHI	<u> </u>	Lot 64	Block Plan Uni 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.

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## **FOUNDATION**

Concrete To Bedrock

## PROPERTY TAXES

2023 \$8,864.77 Amount/yr

Tenure

Fee Simple

Local Improvement Tax Fees \$4,918

Niven Lake Area

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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.











