

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

5721
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 Walls: R Floor: R Skirting: R	Sq. Ft. 4065	Lot Size 9910
Annual Cost Litres Over Last 12 Mo.		Age 2015	Garage 2 Car Attached
		Lot 64	Parking 5+
		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 \$8,864.77 2023

Tenure Fee Simple

Fees Local Improvement Tax
\$4,918

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.



