

WELCOME TO
5523 44 STREET
\$1,400,000

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 11.11 X 23.2	Dining Room 23.3 X 18.2	Kitchen 23.2 X 15.3	Family Room 22.8 X 19.2		BATHS 1-2pc, 1-4pc, 1-5pc Ensuite	
Primary Bedroom 21.7 X 18.6	Bedroom 11.2 X 14.11	Bedroom 11.4 X 12.7	Bedroom 11.2 X 13.5		Storage 48.9 X 22.7	Basement Heated Crawl Space
Laundry Room 20 X 7.5	Utility Room 10.9 X 11.4			Make: Model: Serial #:	Foyer / Entry 5.4 X 10.9	Deck 500 Sq. Ft. Upper Deck & Lower Patio

HEAT

INSULATION

BUILDING

LOT

Type OIL F/A / HW / INFLOOR / PELLETS	Ceiling: R 40+	Sq. Ft. 4038 + 970 of Heated Storage	Lot Size 16473
Annual Cost \$7,800.00	Walls: R 28+/-	Age 2000	Garage Double Attached & Heated
Litres Over 4-5 Pallets of Pellets	Floor: R	Lot 43 Block 87 Plan 3501 Unit	Parking Triple + RV Gravel
Last 12 Mo. 5200 L of Oil	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

A very rare find with just under a half acre waterfront lot at the end of a quiet street on the waterfront in School Draw. Flat and useable waterfront area with a private beach and a 100 ft. dock. Walk out from your house to your boat or plane, no need for offsite moorage with this property. One of only 12 waterfront lots on the big lake with the property line extending to the ordinary high watermark of the lake. Some are lucky enough to look at water, this property offers full use of the water boasting unobstructed views from many areas of the 3 level house. Over 400 sq ft of main level patio space with stone & concrete paver surfacing. 500 sq. ft. of upper decking with copper spindle rails. Cedar siding with cultured stone accenting. Longer life asphalt roof shingles. Lakeside property is partially landscaped with garden planter areas. Triple plus RV parking plus a spacious double heated garage, with a new epoxy floor, additional cabinet storage, an additional coat storage closet, a shop wash tub and additional shelving.

Price Includes: Fridge (2), Stove, Dishwasher, Washer, Dryer, Freezer, BI Vac & Attachments, Two Storage Sheds (one is Historic), 2 Garage Door Openers.

Offered for sale by Rod Stirling at Coldwell Banker call or text 867-446-1046 for a private showing/tour.

FOUNDATION

Concrete & Steel Piles

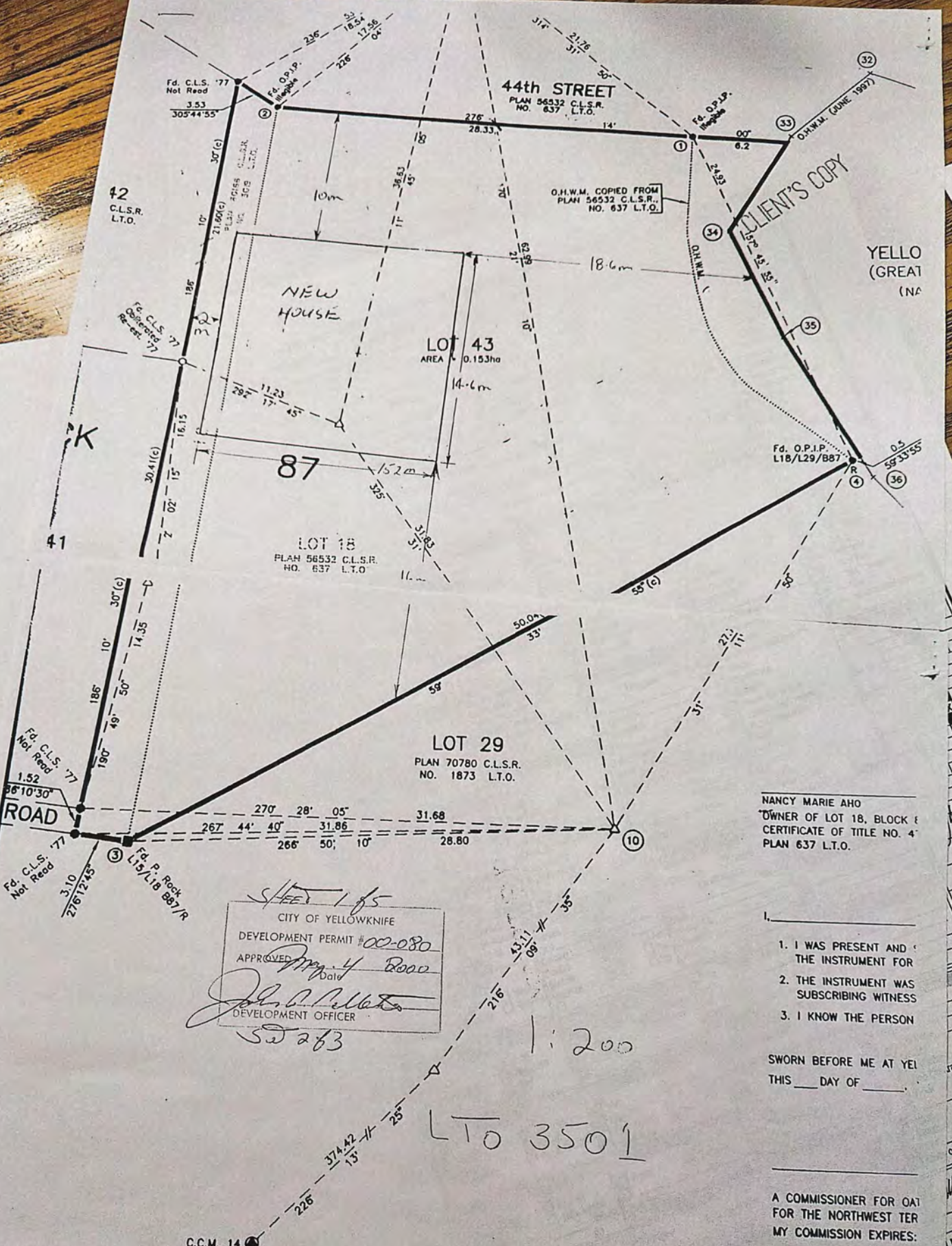
PROPERTY TAXES

Amount/yr \$9645.66 2024

Tenure Fee Simple

Fees

Area School Draw



44th STREET
PLAN 56532 C.L.S.R.
NO. 637 L.T.O.

42
C.L.S.R.
L.T.O.

NEW HOUSE

LOT 43
AREA 0.153ha

LOT 18
PLAN 56532 C.L.S.R.
NO. 637 L.T.O.

LOT 29
PLAN 70780 C.L.S.R.
NO. 1873 L.T.O.

CLIENT'S COPY

YELLOW
(GREAT
(NA

ROAD

SHEET 1 of 5
CITY OF YELLOWKNIFE
DEVELOPMENT PERMIT #00-080
APPROVED *[Signature]*
Date 4/20/00
[Signature]
DEVELOPMENT OFFICER
SD 263

NANCY MARIE AHO
OWNER OF LOT 18, BLOCK 4
CERTIFICATE OF TITLE NO. 4
PLAN 637 L.T.O.

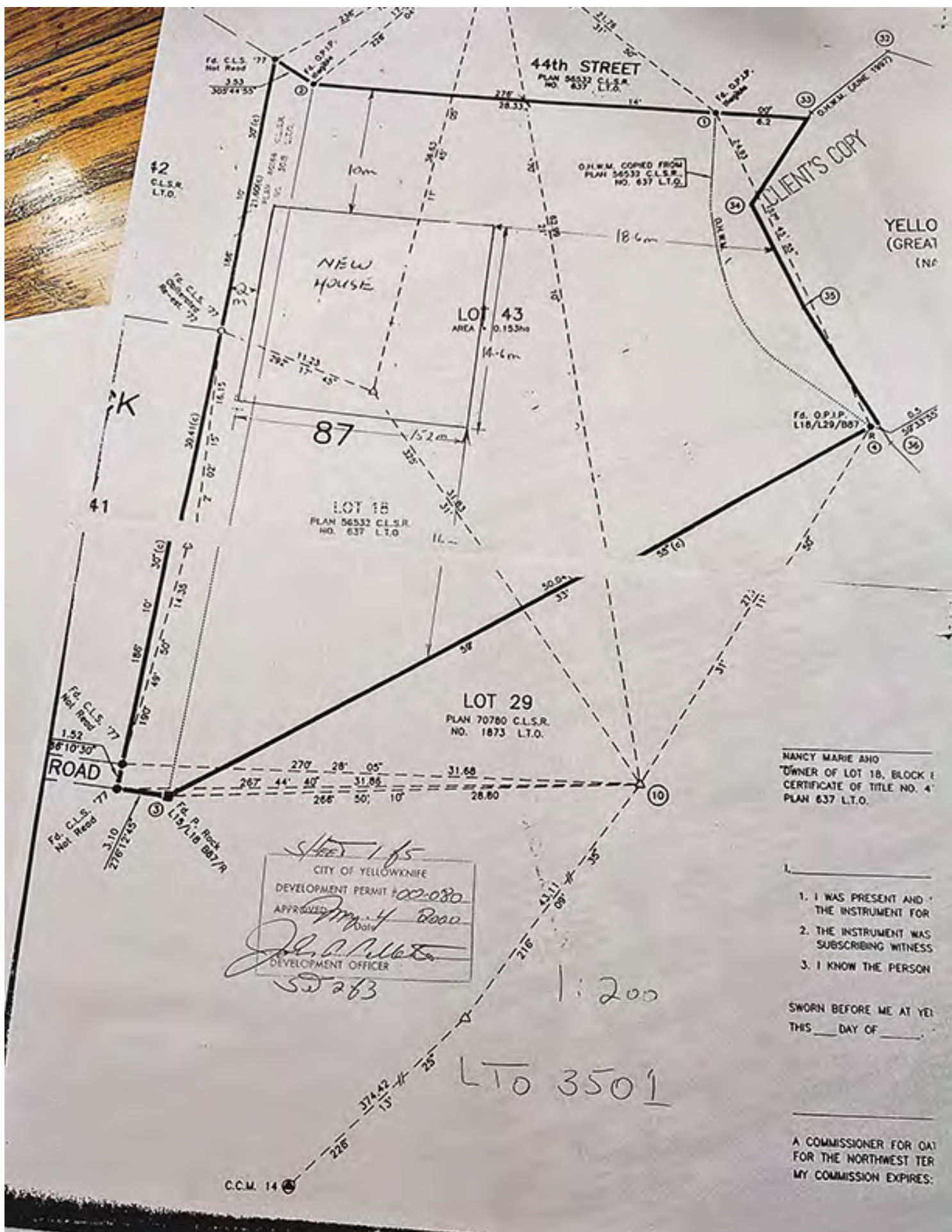
1. I WAS PRESENT AND THE INSTRUMENT FOR
2. THE INSTRUMENT WAS SUBSCRIBING WITNESS
3. I KNOW THE PERSON

SWORN BEFORE ME AT YELLOWKNIFE
THIS ___ DAY OF ___

A COMMISSIONER FOR OAT
FOR THE NORTHWEST TERRITORIES
MY COMMISSION EXPIRES:

1:200
LTO 3501

C.C.M. 14



5/15/85
 CITY OF YELLOWKNIFE
 DEVELOPMENT PERMIT #002-080
 APPROVED *[Signature]* 4/8/80
[Signature]
 DEVELOPMENT OFFICER
 SD 263

NANCY MARIE AND
 OWNER OF LOT 18, BLOCK 1
 CERTIFICATE OF TITLE NO. 4
 PLAN 637 L.T.O.

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C.C.M. 14



5523 44 St, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 5008.32 sq ft



1st Floor
Exterior Area 1846.93 sq ft



2nd Floor
Exterior Area 2175.95 sq ft



3rd Floor
Exterior Area 985.44 sq ft



PREPARED: 2024/11/24

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.

