

WELCOME TO
4 3502 MCDONALD DRIVE
\$739,900

6034

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ROOM SIZES

Living Room 16.4 X 18.8	Dining Room 10.9 X 16.1	Kitchen 12.5 X 10.11	Den 13.6 X 15.10		BATHS 1-2pc, 1-3pc, 1-4pc Ensuite
Primary Bedroom 15.10 X 16.2	Bedroom 10.10 X 15.2	Office 5.3 X 10.11			Storage
Laundry Room 9.5 X 15.11				Make: Model: Serial #:	Foyer / Entry 12.3 X 9.5
					Basement
					Deck 16x10 Rooftop, 6x11 Patio

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 36	Sq. Ft. 1750	Lot Size
Annual Cost \$3,387.18	Walls: R 24	Age 2007	Garage
Litres Over Last 12 Mo.	Floor: R	Lot Block Plan Unit C4157 4	Parking Double Gravel
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Old Town Luxury with Epic Views! Welcome to this stunning, contemporary-designed townhome that perfectly blends modern luxury with the charm of Yellowknife's iconic Old Town.

2 Bedrooms + Den | 3 Bathrooms | Rooftop Deck Views

Step into a thoughtfully designed home featuring maple cabinetry, a mix of maple and slate flooring, and massive windows that showcase breathtaking views of Great Slave Lake. The open-concept layout offers a den/office space and plenty of room to entertain or relax. Home has had many recent upgrades in the last few years including a beautiful new LG Washer/Dryer combo and see the fully detailed list attached!

Creature comforts? We've got them all: Propane fireplace, stove, and dryer * In-floor and radiant heating * On-demand hot water * Built-in vacuum system * Exceptional soundproofing

Outdoor living at its best with a south-facing patio and a rooftop deck perfect for lounging, entertaining, or gardening. Plus, enjoy easy access to boat launches, cross-country ski trails, restaurants, cafés, and art galleries—all just steps away.

Bonus: 2 energized parking spaces and 12x16 additional storage.

Price Includes: Fridge, Stove, Washer, Dryer, Dishwasher, 2x Energized Parking

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$5702.73 2024

Tenure Condo Fees

Fees \$635/mo.

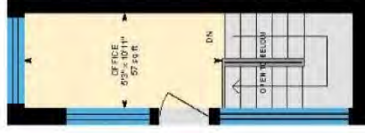
Area Old Town

4-3502 McDonald Drive Upgrade List

1. All new Hunter Douglas Duolite Duette Literise double cell Honeycomb Shades in the birds nest, kitchen and eating area, both bedrooms and main entry totalling \$9,820.02
2. The entire condo (walls and ceilings) has been recently repainted using Benjamin Moore paints.
3. Caulking was just completed around every window frame and all baseboards.
4. All three bathroom fans were replaced to ensure an airtight seal using Broan-NuTone fans.
5. Energy evaluation completed September 11, 2024. All recommendations from the report have been completed in the condo (i.e. replacing bathroom fans, installing outlet covers on front and back facing walls, silicone caulking on seals, foam around exposed rock).
6. New door sweeps were installed on all three doors, including replacing the side flashing for all doors.
7. All shower seals have been replaced around the shower doors and sides of the glass.
8. Brand new Grohe shower heads and hoses for both bathrooms.
9. Butcher block kitchen counters have been sanded and re-oiled/protected.
10. Replaced Heat link 4-zone manifold and re-wired zone actuators to the in-floor system within crawl space.
11. Installed new Single Unit Front Load LG WashTower (5.2 cu. ft. Washer and 7.4 cu. ft. Electric Dryer) in April 2023.
12. \$8,000 CanDock installed with locks to secure dock in front of condo
13. New maple shelving in the laundry room and upstairs storage room and industrial pipe for hanging clothes.
14. Bay window couch was re-upholstered.
15. Dryer vent was professionally cleaned within the last couple of months.

4-3502 McDonald Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2176.73 sq ft



PREPARED: 2024/12/09



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.

