

WELCOME TO

36 & 36B MORRISON DRIVE

\$989,900

6415

SHANE BENNETT

WORK 867.669.2105

CELL 867.446.1622



ROOM SIZES

Living Room 11.4 X 19.1	Dining Room 11.7 X 11.2	Kitchen 15.2 X 14.11	Rec. Room 15.4 X 18.10	Utility/Workshop 30.5 X 18.8	BATHS 1-2pc, 1-3pc(apt), 1-4pc, 1-5pc Ensuite	
Primary Bedroom 15.4 X 19	Bedroom 12.6 X 10.3	Bedroom 6.10 X 11.3	Bedroom 11.3 X 13.5		Storage 27.2 X 21.3	Basement Yes
Living Room (apt) 11.9 X 11.1	Dining Room (apt) 4.11 X 11.1	Kitchen (apt) 12.11 X 5.3	Bedroom (apt) 10.5 X 10.11	Make: Model: Serial #:	Foyer / Entry	Deck Rear Deck (sienna Pressure Treated Wood)

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R	Sq. Ft. 2,815	Lot Size 5,833
Annual Cost	Walls: R		Garage Single Heated
Litres Over \$7,000-\$7,500/year	Floor: R	Age 1960 Est	Parking Quadruple Gravel, plus RV Parking
Last 12 Mo. Includes all buildings	Skirting: R	2019 (Guest House) Lot 12 Block 6 Plan 68 Unit	

SPECIAL FEATURES /FURNISHINGS:

It's not every day that a coveted water view, Latham Island property hits the market and even rarer when it comes with its own full guest house, garage, and street-to-lake access. And yes — the listing price is even under a million! This is truly a once-in-a-lifetime opportunity, where the serenity of island living meets the warmth of the welcoming Old Town community. The main house offers over 2,300 sq. ft. across two floors, featuring 4 bedrooms and 2.5 bathrooms. As you step inside, you're greeted by the solarium/sunroom followed by a spacious front entryway, complete with large wardrobe closets (adorned with an original Jen Walden oil painting), makes it easy to tuck away coats, hats, and gear. The kitchen is bright and functional, with stainless steel appliances, adjustable LED lighting, abundant windows, a walk-in pantry, and a large powered island with its own sink. Nearby, you'll find a half bathroom, laundry, and tiled floors leading into a dining area that flows into the cozy living room. Outfitted with Hunter Douglas blinds, this space opens to a newer deck that soaks up the afternoon and evening sun. The deck even has built-in clothesline steps — perfect for enjoying the charm of old-fashioned outdoor drying. Back inside the living room and down the hallway, the spacious primary suite awaits, complete with dual vanities and a fully accessible walk-in bathtub. Upstairs, a large recreational room provides space for family gatherings, games, or quiet relaxation. Three more bedrooms (or two plus an office) and a full bathroom complete this floor. Down below, there is a heated basement offering a workshop, utilities, water and sewage tanks, and plenty of storage. Outside, the energy-efficient guest house features a 1 bedroom and 1 bathroom apartment, and has only ever had one tenant in the past 4 years. Situated above the garage/workshop, it enjoys the best view of the lake and a private garden. With parking for four vehicles plus RV space running from the street to the waterfront, this property has room for all your toys. Imagine installing your own dock out back and gathering with friends and family under the midnight sun or watching the northern lights dance across the winter sky. If you've been searching for highly desirable lake view living in Old Town, this is your chance. Don't miss it and call or text Shane at (867) 446-1622 today to schedule your private viewing today!

Upgrades (Approximate Ages): Main House's Roof and Galvalume Siding, Soffit, Fascia, and Custom Built Eavestroughs (2023), Guest House Built (2019), Hot Water Tank (2024), Rear Deck (2023), Boiler (2005), and Double Glazed, Insulated Solarium/Sun Room (2007).

Price Includes: Fridge (X2), Stove (X2), Microwave (X2), Washer (X2), Dryer (X2), all Window Coverings (Hunter Douglas Blinds), TV's (X2), Garage Door Opener, Entryway Wardrobe/Closets (X2), Liberty Security System Hardware, Billiards Table and Dart Board, Gun Cabinet, Kitchen Bar Stools (X2), Built-In Shelving, and Sheds (X2). *Current Pre-Sale Home Inspection Report on File*

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$6,370.22 2025

Tenure Fee Simple

Fees

Area Latham Island

36 Morrison Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2336.42 sq ft



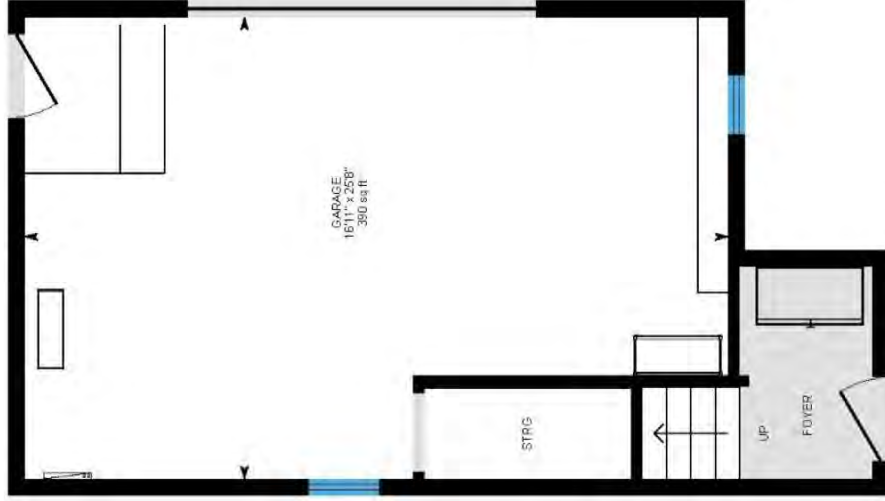
PREPARED: 2025/08/28

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.



36 Morrison Dr, Yellowknife, NT

Garage & Apartment: Total Exterior Area Above Grade 529.38 sq ft



Garage



Garage- Tenant



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36 Morrison



Legend

-  City Facilities
 Undeveloped Area
 Buildings
 Trails
 Condo Units
 Parcels
 Streets
 Road
 Private Laneway
 Parks
 Municipal Boundary
 Waterbodies
 One Way Markers

Notes

My Notes



0.1 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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