

WELCOME TO
4911 MATONABEE STREET
\$995,000



ROOM SIZES

Living Room 19.6 X 14.10	Dining Room 16.5 X 11.8	Kitchen 13.7 X 11.7	Breakfast Nook 11.6 X 11.7	Rec. Room (basement) 23.10 X 10.9	BATHS	Main: 1-4pc, 1-pc 2nd Res: 1-3pm
Primary Bedroom 11.5 X 9.7	Bedroom 10.9 X 11.7	Bedroom 8.8 X 11.7	Laundry Room 13.2 X 10.9	Living Room (2nd res) 12.7 X 7.1	Storage	Basement Full
Dining (2nd res) 12.7 X 8.8	Kitchen (2nd res) 10.1 X 8.8	Bedroom (2nd res) 11.5 X 12.7	Bedroom (2nd res) 13.3 X 12.10	Make: Model: Serial #:	Foyer / Entry 10.5 X 8.6	Deck 14 X 31

HEAT

INSULATION

BUILDING

LOT

Type OIL INFLOOR + FANCOIL	Ceiling: R 40-60	Sq. Ft. House: 1880 sf. 2nd Residence: 1135 sf.	Lot Size 9005
Annual Cost	Walls: R 26+	Age 1958	Garage 16 X 20
Litres Over 6000 L Annually	Floor: R	Lot 24	Parking 6-Tandem Concrete Spots + Alley
Last 12 Mo. Includes all buildings	Skirting: R	Block 61	
		Plan 140	Unit

SPECIAL FEATURES /FURNISHINGS:

Beautiful & fully developed property located on Matonabee Street, the longstanding heart & soul of Downtown Yellowknife. This 1950s neighbourhood has always been a desirable location, with charming properties set back on large 9000 sq ft lots. Majestic trees line the curb, and there is easy access to downtown, Frame Lake trails, and the Avens campus.

Every property is unique, but this one is a stunner. The attractive heritage-style home originally built for government officials is a 2-storey residence on full basement, with a modern add-on family room and entry. It gives this 3-bed, 2-bath home the perfect design and size for almost any family.

The second residence on this property is a 2-bedroom Cape Cod cottage-style home, complete with a 2nd storey office or family room, all on a concrete slab foundation. It features a full kitchen and bath, plus its own private deck space, alley-access parking, and a single-car garage.

Everything in this home is fully permitted and meticulously maintained — move-in ready!

See the attached fact sheet for detailed information.

Price includes: appliances, window coverings & 3 yr tenant in place.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$7109.98 2025

Tenure Fee Simple

Fees

Area MATONABEE

The Property

Matonabee Street – This 1950s expansion from "New Town" features oversized downtown lots and wide streets with sidewalks that lead to Frame Lake & Sombe Ke' Park. Most newcomers and Yellowknifers gravitate to these streets for their charming appeal, quiet residential setting, and ease of access to services. Bordering this area is a seniors community, a primary school, and community trails.

The House

Two-Storey house with an attractive hip roof style, double-hung PVC windows, and modern interior updates through remodeling, along with a large front addition. Features:

- Zero-clearance BIS wood-burning fireplace & pellet stove
 - Custom maple cabinetry in kitchen and baths with ample countertop space & cupboards
 - Original hardwood flooring
 - Two baths with walk-in showers and a soaker-style tub with air jets
 - Original 4-bedroom layout remodeled into a 3-bedroom to offer a larger primary bedroom
 - Full basement with family room, cool room for canning pickles and jams, plus a large utility room with upgraded electrical, water & drain lines, and mechanical systems.
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The 2nd Residence

The hidden gem adjacent to the alley has full occupancy approval as a 1135 sq ft secondary residence. Complete with a long-term tenant in place, it is entirely private from the main home and has its own parking and single garage.

It features a well-appointed kitchen and bath, plus a primary bedroom on the main floor—ideal for professionals or aging-in-place for multigenerational families. The second storey has charming features and is currently used as a fitness and office area, with two beautiful dormers that allow plenty of natural light.

The Garage

16' x 20' single-plus garage is a great workshop currently being used by the tenant. There is a unit heater connected to the boiler that could be used if desired.

The Works

A full pre-sale inspection is available for this property. The current owner has resided here for almost 25 years and has completed extensive work on the original home, as well as constructing both the second residence and the garage—all under the city's guidance through permitting and qualified contractors.

The original forced-air furnace has been replaced with a dependable Weil mclain boiler that provides heat for the first residence with a fan coil and in-floor heating lines for the family room, the entrance and lower floor bathroom. The boiler also provides heat for the second residence with underground insulated heating lines and a fan coil. The sewer and water lines are running alongside the heating lines with heat-trace back up .

Most of the electrical system has been upgraded in the first residence with new distribution panels and wiring. There is a separate electrical service/meter for the second residence.

Several original components of the home have been preserved, such as hardwood flooring, baseboards, and trim, maintaining its charm and character. A new owner can expect years of comfortable living with only routine annual maintenance, while benefiting from a secured income already in place and efficient utilities.



4911 Matonabee St, Yellowknife, NT

Main Building



1st Floor



2nd Floor



Basement (Below Grade)



PREPARED: 2026/03/25

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.

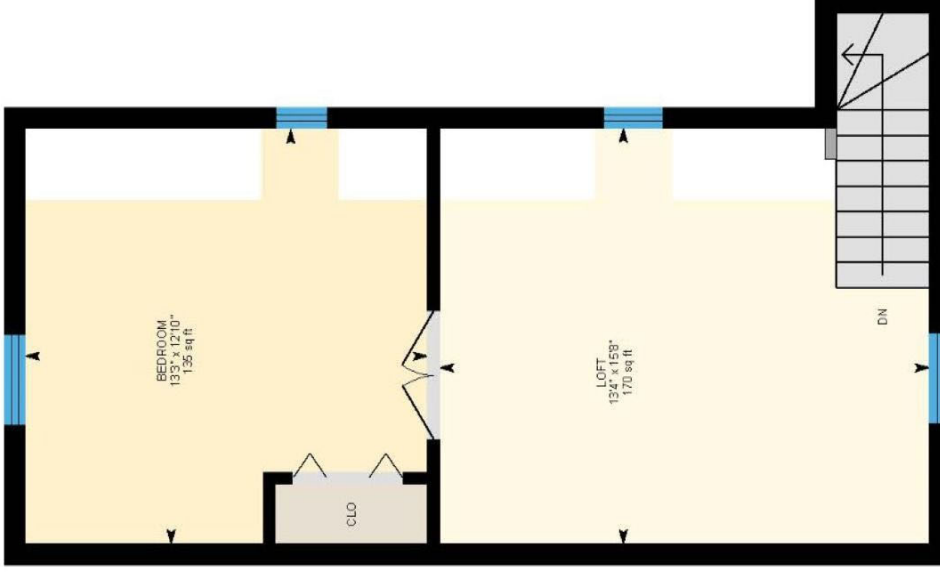


B-4911 Matonabee St, Yellowknife, NT

2nd Residence



1st Floor



2nd Floor



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