

WELCOME TO  
8 NEGUS PLACE  
\$549,900

6680

SHANE CLARK  
CELL 867.446.4663



ROOM SIZES

Living Room 21.3 X 12.4	Kitchen 12.7 X 15.1	Family Room 13.11 X 11.3			BATHS	1 Full
Primary Bedroom 10.8 X 11.11	Bedroom 10.6 X 11.11	Bedroom 10.8 X 11.7	Bedroom 10.7 X 11.7		Storage	Basement Crawl Space
Laundry Room 8.3 X 7	Mudroom 7.5 X 11.2			Make: Model: Serial #:	Foyer / Entry	Deck 12 X 25

HEAT

INSULATION

BUILDING

LOT

Type F/A OIL	Ceiling: R 40	Sq. Ft. 1558	Lot Size 7165
Annual Cost	Walls: R 26	Age 1975	Garage Shop
Litres Over Last 12 Mo. 1312 L plus wood	Floor: R	Lot 3    Block 150    Plan 863	Parking Concrete
	Skirting: R 20	Unit	

SPECIAL FEATURES /FURNISHINGS:

Negus Place — if you are already searching the address, you're finding out this is one of Yellowknife's hidden pockets. Tucked quietly just off Con Road and Forrest Drive, this small court is home to only a handful of properties, creating a setting that feels private, established and surprisingly close to everything.

Positioned on a generous 7,165 sq ft lot, the property offers excellent front parking and an expansive backyard designed for both relaxing and practical living. A newer rear deck overlooks the beautiful yard space featuring garden beds, greenhouse and plenty of room for family gatherings, pets or outdoor play spaces. The standout 16x24 detached shop is insulated and ready for multiple uses with an option to heat — ideal as a hobby space, workshop, seasonal storage or future studio.

Inside, the home delivers the kind of warmth and comfort buyers are searching for. Thoughtful interior updates include a modernized kitchen and bathroom, attractive cork flooring and a spacious second family room with woodstove. The big side entry adds functionality and everyday convenience, especially for northern living. Important updates include roofing, PVC windows, vinyl siding and more.

Properties like this are hard to find — quiet location, privacy, usable land and a genuine sense of home, all within walking distance to downtown, Tin Can Hill trails and the shores of Great Slave Lake. Recent home inspection available on file.

**Price includes:** fridge, stove, dishwasher, washer, dryer, microwave and a variety of gardening tools and implements for the right buyer.

FOUNDATION

Wood Pad & Beam

PROPERTY TAXES

Amount/yr \$4029.87 2025

Tenure Fee Simple

Fees

Area CON

# 8 Negus Pl, Yellowknife, NT

Main Floor Exterior Area 1558.69 sq ft  
Interior Area 1446.87 sq ft



PREPARED: 2026/05/13



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.



