

WELCOME TO

201 GRACE LAKE BOULEVARD

\$1,100,000

6770

SHANE CLARK

CELL 867.446.4663



ROOM SIZES

Living Room 17.3 X 13.2	Dining 11.4 X 13.1	Kitchen 13.1 X 13.1	Fitness Studio 16.7 X 20.2		BATHS House: 1-4pc, 1-4pc Ensuite Suite: 1-3pc
Primary Bedroom 14.9 X 13.3	Bedroom 11.11 X 13.3	Bedroom 9.11 X 9.5			Storage Basement
Suite Living Room 13.10 X 15.9	Suite Kitchen 8.5 X 7.2	Suite Bedroom 13.10 X 9.3		Make: Model: Serial #:	Foyer / Entry Deck Multi-tiered 1000 Sq. Ft.

HEAT

INSULATION

BUILDING

LOT

Type INFLOOR - F/A	Ceiling: R 52	Sq. Ft. House: 1602 Suite: 605	Lot Size 29163
Annual Cost \$2,745.00	Walls: R 22+	Age 2013	Garage 30x40 Triple Bay
Litres Over Last 12 Mo. Total for entire property. Includes Heat & Hot Water	Floor: R 40	Lot 17	Parking 10000 Sq. Ft.
	Skirting: R	Block 568	
		Plan 4452	
		Unit	

SPECIAL FEATURES /FURNISHINGS:

Absolutely stunning waterfront property on quiet road with playground next door! Experience the rare opportunity of acreage lifestyle within the city. Massive garage and workshop, artist's studio, 1000 square feet of decking with observation areas, sunny areas and a walkway to the lakeside, firepit and natural spaces. Over 10,000 sq ft of parking and access, exceptional mechanical and electrical setup all leading to personal comfort with also low utility costs. There's a revenue suite and a very comfortable home as well. Enjoy northern lifestyle in comfort and check out this property.

Price includes: Fridge, stove, dishwasher, washer & dryer, window coverings, garage door openers and more!

FOUNDATION

Concrete Slab/Wood Crib

PROPERTY TAXES

Amount/yr \$6714.31 2026

Tenure Fee Simple

Fees

Area Kam Lake

THE HOME

- A Triple M modular originating from Lethbridge, AB with multiple highlights including propane heating and on demand hot water, very well insulated with extremely low utility costs.
- 3 entrances including easy front door access and a main entry off the large deck area.
- Large & bright living spaces with a front room that maximizes views towards the back natural area towards the lake.
- Trucked services building adjacent to home, heated with ease of access to services.
- Large primary bedroom with corner oval soaker tub in ensuite.
- Granite countertops in kitchen and baths with undermount sinks.
- Oversized Harman pellet stove that can work as primary heating source for home. (only 1346 litres of propane for home).
- Vaulted ceilings in family room plus Italiano themed *nicchia* in hallway.
- Attractive Broan elite stainless steel range hood.

The Garage & shop

- 30 x 40' footprint. Massive building with garage, shop area plus indoor fitness area.
- In slab heating for the large garage complete with 10' ceilings AND extremely low utility costs.
- Exceptional mechanical with double Noritz boiler and hot water generator for Garage, shop, fitness area and upper revenue suite.
- Water tank for shop & suite in mechanical area.
- Parking for 2 large sized vehicles.
- Metal siding & roofing.

The revenue suite

- Perfect opportunity to maximize revenues from this elevated 605 sq ft Studio suite with observation deck, open concept interior and modern touches.
- Tidy kitchen and bath areas
- Multiple storage areas custom for bins in place to accommodate winter clothing, gear or supplies
- Observation deck to view AURORA, LAKEVIEW & NATURE

The artist's retreat and indoor fitness facility

- Artist's retreat, bright & colourful studio with high ceilings and easy access off decks.
- Bathroom accessible.
- Indoor gym fitness area with ample room for weights, floor routines and more.
- Accessible washroom

The decks, walkways & dock

- Over 1000 sq ft of decking on multiple levels with easy stair accesses to home, revenue suite and down towards the rest of the lot and lake.
- Floating dock system, fire pit area and treed areas are cleared of under brush in sections allowing dog runs or canoe storage complete with garden lighting for late summer evenings.

The Property

- 29163 square foot parcel.
- 100 foot frontage
- 280' lot line almost to shoreline.
- Developed with infill to accommodate buildings parking and more.
- Exposed rockface
- Graded towards lakeside
- Accessible trails expand full length of property. Underbrush cleared in several areas.
- RV storage, parking for multiple vehicles
- Turnaround room for vehicles.
- Shoreline campfire area + easy snowmobile and boat access

Garage: Total Interior Area Above Grade 533.16 sq ft



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.

201 Grace Lk Blvd, Yellowknife, NT

1st Floor Exterior Area 1530.54 sq ft
Interior Area 1424.08 sq ft



PREPARED: 2026/06/17

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