COLDWELL BANKER NORTHERN BESTSELLERS

WELCOME TO
18B MITCHELL DRIVE
$969,900

MLS MULTIPLE LISTING SERVICE

6823

MOLLY MILLIGAN

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ROOM SIZES

Living Room 20.11 X 40.3	Dining 11.1 X 9.3	Kitchen 11.1 X 22.4	Family Room 15.11 X 9.3		BATHS	1-2pc, 1-4pc
Primary Bedroom 18.11 X 15.3	Bedroom 11.1 X 12	Bedroom 13.5 X 10.6			Storage	Basement Walk-out Basement
				Make: Model: Serial #:	Foyer / Entry 10.4 X 20.4	Deck

HEAT

Type PROPANE

Annual Cost $5,391.22

Litres Over Last 12 Mo. 5800.5L Includes Hot Water

INSULATION

Ceiling: R

Walls: R

Floor: R

Skirting: R

BUILDING

Sq. Ft. 2600 sq. ft. Incl. 400 sq. ft. Unfinished Basement

Age 2020

Lot	Block	Plan	Unit
16	9	4472	

LOT

Lot Size 4403

Garage Single Attached

Parking Gravel

SPECIAL FEATURES /FURNISHINGS:

Down a quiet Latham Island street, tucked naturally into the rocks and overlooking the lake, this is one of those rare Yellowknife homes that feels completely connected to where it is. Architecturally designed with northern living in mind, every space has been thoughtfully considered—from how natural light moves through the home throughout the day, to where people gather, where they retreat, and how the indoors connects to the landscape beyond. Expansive windows capture panoramic lake views that become part of everyday life, whether you're watching the floatplanes lift effortlessly from the water, the seasons transform across Great Slave Lake, or the northern lights dance overhead from the comfort of your living room. Every window was designed to frame not just a view, but a living landscape that changes by the hour. The material palette is warm and modern. Baltic birch plywood wraps the walls and ceilings, polished concrete floors and counters bring a clean architectural edge, and stained cedar accents add richness, texture and warmth throughout. And then there's the location.

Water access is directly across the street—launch the canoe or paddleboard, keep the boat close by, or click into your skis in winter and head straight across the lake. Walk down the street for coffee, wave to neighbours canoeing by on the water, and enjoy the unmistakable sense of community that makes Latham Island one of Yellowknife's most cherished neighbourhoods. At the top of the home, the rooftop deck is a private retreat where the pace of the day naturally slows. Step outside to tend to your garden, settle into a chair with your favourite drink, and watch the sun sink over the lake as the sky fades through shades of gold, orange and soft pastel pink. It's the kind of place you'll find yourself returning to morning and evening, simply because there's nowhere else you'd rather be. Modern, warm and unmistakably northern, this is more than a beautiful house. It's a home designed around the way life in Yellowknife is meant to be lived—and one you'll genuinely love coming home to.

Price Includes: Fridge, Stove, Washer, Dryer, Dishwasher, Hunter Douglas Blinds, Wardrobes

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr $10224.33 2026

Tenure Fee Simple

Fees

Area Latham Island

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Detailed Features and Upgrades

First Floor

- 10 ft ceiling height
- spacious entry with built in bench-seating
- unfinished basement with potential for lounge-space, entertainment room, gym or playroom.
- plumbing roughed in for half-bath

Garage

- -ingle car garage with ample space for additional storage options

Second-Floor Living Area

- open concept design
- 10 ft ceiling height
- floating staircases with custom slatted Baltic birch detailing
- expansive windows showcasing lake and forest-views
- built-in bench seating with storage in dining area
- separate office-space/second living area with forest views
- half-bath with wall-mount low-flow toilet, custom polished concrete vanity and concrete sink

Kitchen

- custom polished concrete counters
- 13 ft kitchen-island with bar seating and surrounding built-in storage
- large Silgranite double sink
- pot and pan drawers
- generous pantry and storage-space throughout
- panel-ready Bosch dishwasher
- panel-ready Kitchen Aid Fridge
- Samsung Flex-Duo Oven with Steam Cook Technology
- Bosch Induction 5 Burner Stove

Main Bath

- fully custom tiled walls
- wall-mount low-flow toilet
- custom polished concrete vanity and concrete sink

Primary Bedroom

- beautiful large windows offering panoramic lake-views

- custom black-out Hunter Douglas top-down/bottom-up blinds
- Ikea Wardrobes
- en-suite with skylight roughed in to allow for separate shower and tub, double vanity, wall-mount toilet
- private deck access

Bedroom 2 and 3

- Ikea Wardrobes
- breathtaking forest-views
- custom black-out Hunter Douglas blinds in Bedroom 3

Laundry

- LG stackable large capacity washer/dryer

Third-Floor Rooftop Deck

- incredible panoramic lakeviews
- designed with potential for wrap-around container garden

Heating/Water/Air Circulation

- wood fireplace
- in-floor heating throughout
- propane boiler
- off-boiler hot-water
- water tank
- sewage tank

Materials/ Finishings/Fixtures

- solid Baltic birch doors
- custom polished concrete flooring with in-floor heat throughout
- custom-cut Baltic Birch plywood walls and ceiling
- stained cedar panel details with additional panelling to finish kitchen
- exterior siding is stained cedar and metal shingles
- polished black fixtures

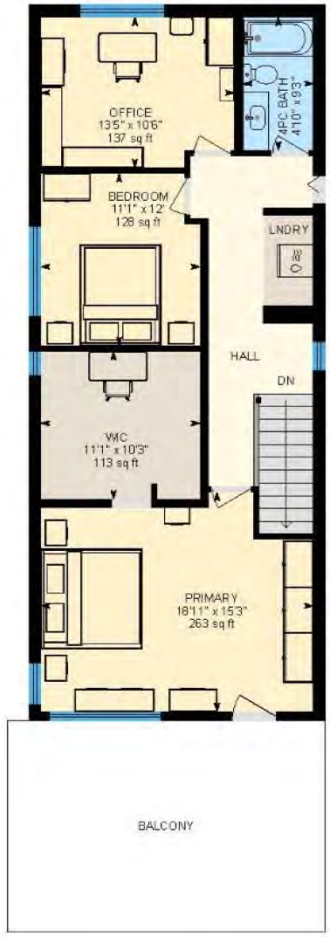
Exterior

- spacious wrap-around deck on main floor
- double parking
- roughed-in sauna or storage off of main deck
- lake and dock access right across the street

18B Mitchell Dr, Yellowknife, NT

Main Building





2nd Floor

3rd Floor

0 5 10 ft

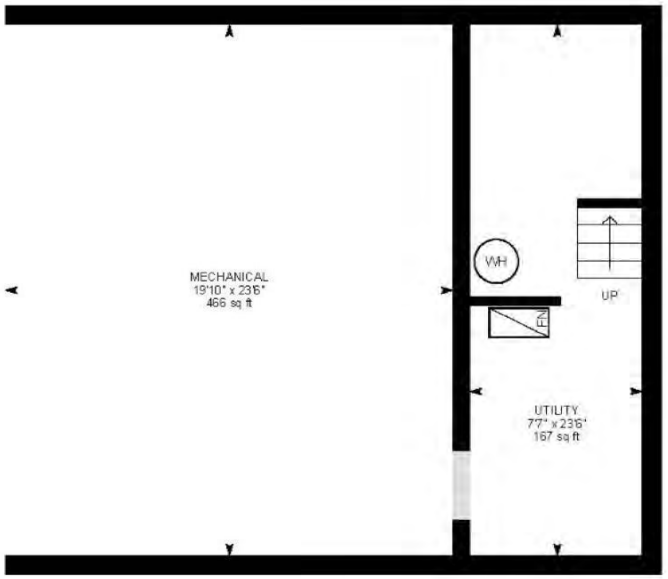
PREPARED: 2026/07/21

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.

iGUIDE

18B Mitchell Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2171.87 sq ft





Basement (Below Grade)
Exterior Area 67.94 sq ft

1st Floor (Below Grade)
Exterior Area 1208.22 sq ft

0 4 8 ft

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