

WELCOME TO  
246 UTSINGI DRIVE  
\$1,299,000

6794

SHANE BENNETT

WORK 867.669.2105

CELL 867.446.1622



ROOM SIZES

Living Room 14.11 X 18.8	Dining 13.1 X 11.7	Kitchen 17.4 X 18.8	Sun Room 18.9 X 7.4		BATHS	1-4pc, 1-4pc Ensuite
Primary Bedroom 12.2 X 13.2	Bedroom 9.9 X 12.2	Bedroom 10.9 X 13.3			Storage	Basement
Commercial Shop 29 X 21.6	Retail 17.2 X 21.2	Office 11.1 X 12.6	Storage 29.1 X 21.2	Make: Model: Serial #:	Foyer / Entry 5.5 X 11.4	Deck Triple Tiered Deck

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R	Sq. Ft. 1800 Residential 1379 Commercial	Lot Size 45624
Annual Cost \$500.00 - \$750/mo. (House)	Walls: R	Age House: 2007 Shop: 2008	Garage
Litres Over Last 12 Mo. \$300.00 - \$500/mo. (Shop)	Floor: R	Lot 57	Parking Multiple Gravel
	Skirting: R	Block 553	Plan 4089
		Unit	

SPECIAL FEATURES /FURNISHINGS:

Not many commercial properties in Yellowknife offer over an acre of land while also providing the privacy and security to operate your business with confidence! This impressive 45,000 sq. ft. property is fully secured with a sensor-controlled front entry gate, giving you added peace of mind for your equipment, inventory, and personnel. As you enter the property, you'll find ample gravel parking with plenty of room to accommodate staff, clients, and visitors. Also located near the front of the lot are 15 individual, lockable storage units that can generate additional rental income or be used for your own business needs. An additional warehouse on the property provides even more storage flexibility. At the rear of the property sits a versatile setup that combines a commercial building of over 1,300 sq. ft. with a spacious 3-bedroom, 2-bathroom residence of more than 1,800 sq. ft. Together, they create an ideal opportunity to operate your business while providing convenient staff accommodations or a comfortable home for yourself. The residence is exceptionally well-appointed, featuring a bright, open-concept living room and kitchen complete with stainless steel appliances, granite countertops with a peninsula, abundant cabinetry, and a cozy wood stove that serves as a secondary heat source. The home's addition includes a dedicated dining area and a connecting sunroom, creating even more functional living space. The primary bedroom features a walk-in closet and a private ensuite with a tiled shower, soaker tub, and heated towel rack. Multiple access points lead to the expansive triple tiered composite deck, offering the perfect setting for entertaining staff, family, and friends during the summer months. Surrounded by mature trees for added privacy while still enjoying excellent sunlight, the outdoor space also includes raised garden beds for those with a green thumb. The commercial building is equally functional, offering a welcoming retail and reception area with access to an overhead mezzanine currently used for additional storage. This front-of-house space connects to a private office and bathroom before leading into the shop, which features a 12-foot overhead door, in-floor heating, and a solid concrete foundation — making it well suited for a wide range of commercial operations. This is a rare opportunity to own a large, secure, and private commercial property in Kam Lake that offers the convenience of both business operations and proper residential living on the same site.

To book your private showing or learn more, contact Shane at (867) 446-1622 today!

Price Includes: Fridge, Stove, Dishwasher, Microwave, Murphy Bed, Dining Room Cabinet, Shop Air Compressor, Window Coverings, and Storage Shed.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$9192.16 2025

Tenure Fee Simple

Fees

Area Kam Lake

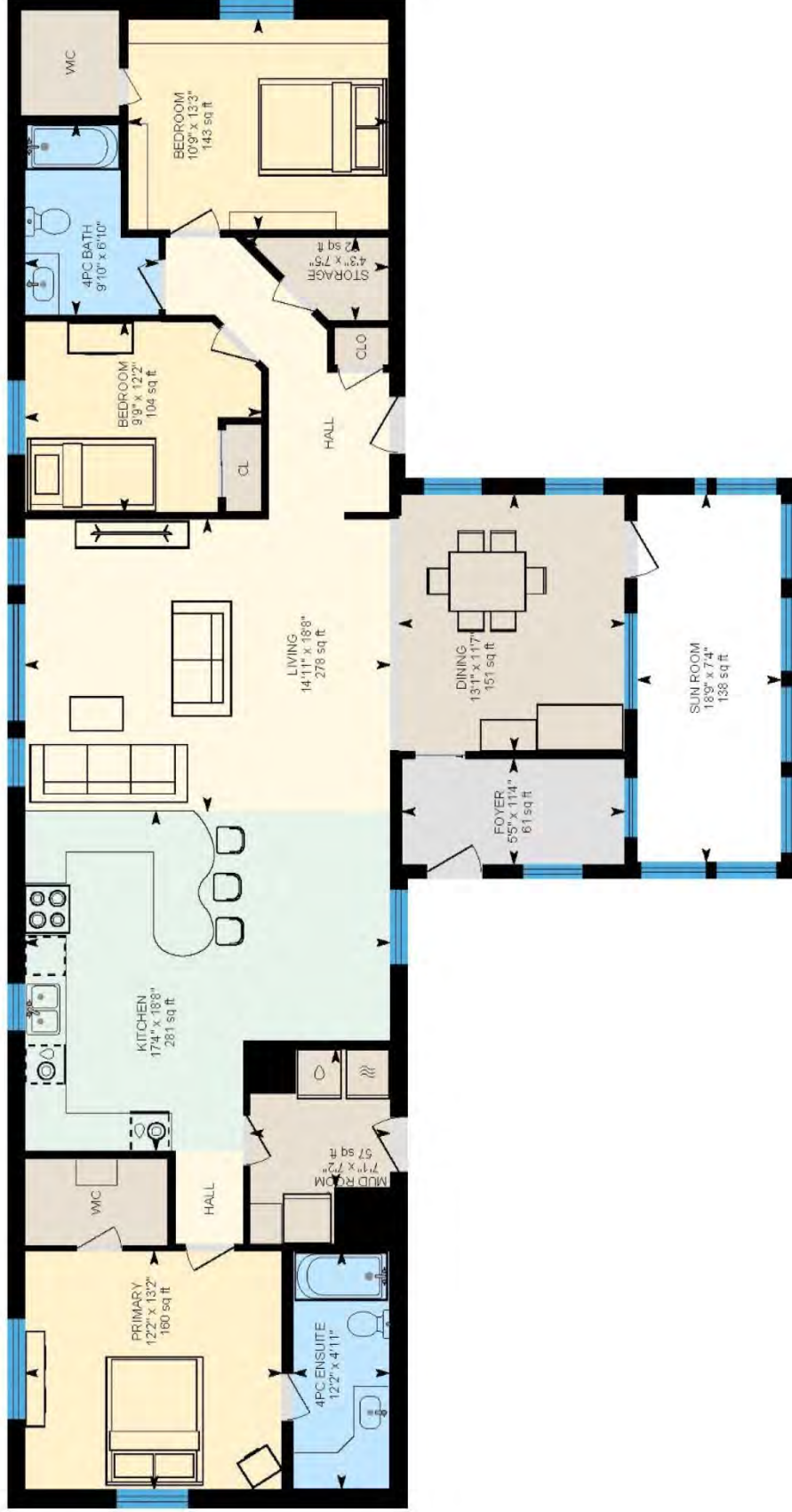
# 246 Utsingi Dr, Yellowknife, NT

## House-main Floor

Exterior Area 1800.56 sq ft

Interior Area 1625.76 sq ft

Excluded Area 167.47 sq ft



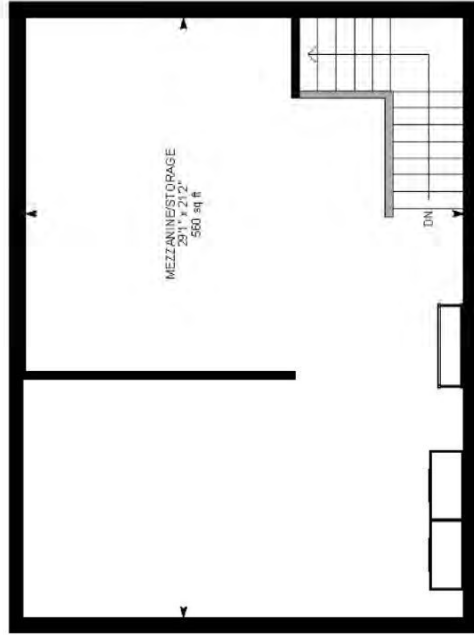
PREPARED: 2026/06/24



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.

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Detached 62N Building: Total Exterior Area Above Grade 1379.20 sq ft



62n Building-2nd Fl



62n Building



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