

WELCOME TO

7 3502 MCDONALD DRIVE

\$739,900

6824

SHANE CLARK
CELL 867.446.4663

C



ROOM SIZES

Living/Dining 10 X 16	Kitchen 15.3 X 16.5	Living/Dining 15.3 X 16.5	Family Room 15.3 X 16		BATHS	1-3pc, 1-4pc Ensuite
Primary Bedroom 9.8 X 15.9	Bedroom 12.4 X 15.10	Den 12.4 X 7.7	Office 5.3 X 11.1		Storage	Basement
Multi-Purpose 15.9 X 15				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 36	Sq. Ft. 1910	Lot Size Condo
Annual Cost \$4,111.94	Walls: R 24	Age 2007	Garage
Litres Over Last 12 Mo.	Floor: R	Lot Block Plan Unit C4157 7	Parking 2 Parking Spots
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Luxurious Old Town Living with Unmatched Views of Great Slave Lake

Welcome to Old Town Yellowknife's most distinctive townhome community—where modern luxury meets the adventure and character of the North. Perfectly positioned in the heart of Old Town, this turnkey residence offers an incredible lifestyle just steps from Great Slave Lake. Launch your paddleboard in the summer, hit the ski trails in the winter, or simply unwind on your private rooftop patio while floatplanes land on Yellowknife Bay and swimmers leap from the iconic Tindi Rock. Designed with quality and longevity in mind, this exceptionally well-managed condominium was custom-built for its original owners, showcasing superior construction, premium building systems, and timeless craftsmanship throughout. Inside, warm maple cabinetry, custom millwork, and expansive windows create a bright, inviting atmosphere filled with natural light. The second floor is the heart of the home, featuring soaring 9-foot ceilings and an impressive open-concept kitchen with abundant cabinetry, generous counter space, and a propane cooktop with downdraft ventilation. The adjoining living and dining areas capture panoramic views over Yellowknife Bay, delivering spectacular sunrises every day of the year. Both spacious bedrooms have been thoughtfully designed with extensive built-in storage, multiple wardrobe closets, and custom drawer systems. Each bedroom enjoys its own beautifully appointed bathroom with tiled finishes and glass showers, while the primary suite offers the added luxury of a corner soaker tub. A private flex room off the primary bedroom provides the perfect space for a home office, nursery, reading room, or quiet retreat overlooking natural rock outcroppings and mature trees. The lower level features a solid concrete foundation with dedicated storage space for each unit, along with clean, well-maintained mechanical rooms housing the common boiler, water, and septic systems. Condo fees include professional management of the heating and water systems, providing homeowners with peace of mind and worry-free ownership.

- Two dedicated electrified parking stalls
- Private rooftop patio with panoramic lake and city views
- Premium construction and quality finishes throughout
- Exceptional storage in every room
- Immediate possession available
- Well-managed condominium with professionally maintained building systems and exterior
- storage room off ground level.
- Bus stop across the street

This is more than a home—it's an opportunity to experience one of Yellowknife's most sought-after neighbourhoods from a residence that perfectly blends luxury, comfort, and the unmatched beauty of northern living.

Come experience the views, the quality, and the lifestyle that make this Old Town townhome truly one of a kind.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$7222.19 2026

Tenure Condo Fees

Fees \$635/mo.

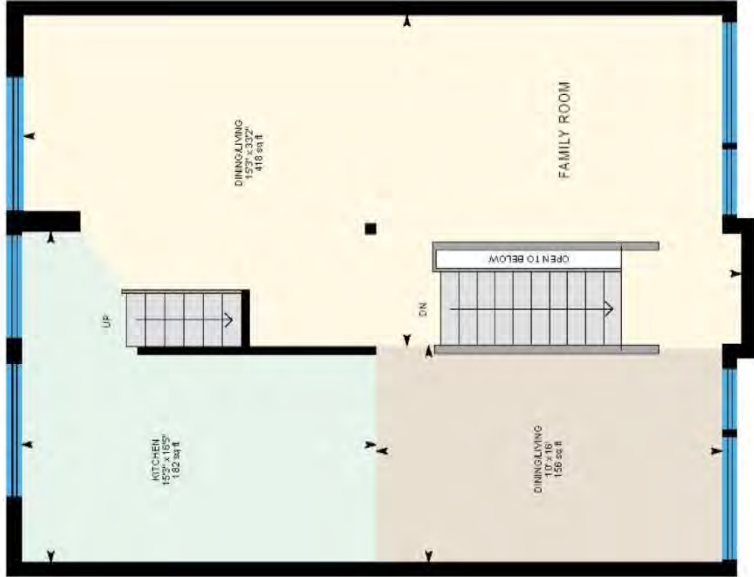
Area LATHAM ISLAND

3502 McDonald Dr, Yellowknife, NT

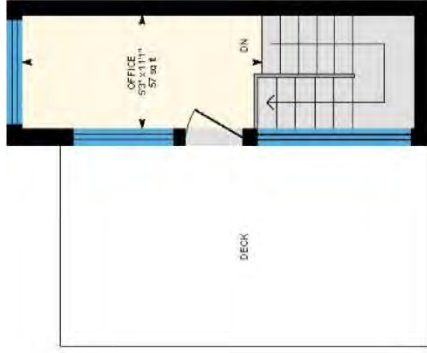
Main Building: Total Exterior Area Above Grade 1910.76 sq ft



1st Floor
Exterior Area 888.73 sq ft



2nd Floor
Exterior Area 894.36 sq ft



3rd Floor
Exterior Area 127.66 sq ft



PREPARED: 2026/07/22

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.



