COLDWELL BANKER NORTHERN BESTSELLERS

WELCOME TO
14 OTTO DRIVE
$964,550

MLS MULTIPLE LISTING SERVICE

6889

MOLLY MILLIGAN

WORK 867.669.2107

CELL 867.688.0303



ROOM SIZES

Living Room 19.8 X 21.8	Dining 10 X 17.8	Kitchen 20.2 X 19.8	Laundry Room 12.11 X 10.5		BATHS	2-2pc, 1-4pc, 1-5pc Ensuite 1-4pc in Suite
Primary Bedroom 20.10 X 22.7	Bedroom 11.11 X 12.11	Bedroom 9.4 X 12.7	Bedroom 9.9 X 11.9		Storage	Basement Crawl Space
Suite Living Room 22.7 X 10.11	Suite Kitchen 14.2 X 15.10	Suite Bedroom 16.3 X 14.7	Suite Bath FULL	Make: Model: Serial #:	Foyer / Entry	Deck Wraparound - 400 Sq. Ft.

HEAT

Type OIL HW BASEBOARD

Annual Cost $12,375.97

Litres Over Last 12 Mo. 7773 L

INSULATION

Ceiling: R 40

Walls: R 28

Floor: R

Skirting: R

BUILDING

Sq. Ft. 2900 sq. ft + 700 Sq. ft. Suite

Age 1996

Lot	Block	Plan	Unit
20	153	937	

LOT

Lot Size 7350

Garage Double Attached

Parking Triple Gravel

SPECIAL FEATURES /FURNISHINGS:

Located in the heart of Latham Island—one of Yellowknife's most distinctive and sought-after neighbourhoods—this spacious 4-bedroom, 4-bath home puts the lake, trails, cafés, restaurants, and Old Town lifestyle right outside your door. And there's a major bonus: a completely separate 1-bedroom suite with its own entrance, laundry, kitchen, and hydro meter, giving you built-in income potential or a flexible space for extended family.

As you enter the home, you will find a beautiful, open and very spacious entryway with a curved staircase leading to the main living level, where the living, dining, kitchen, and den areas flow together around a cozy pellet stove. The oversized kitchen is built for gathering, featuring a large island, concrete countertops, built-in Jenn-Air cooktop, two refrigerators, walk-in pantry, and garden doors opening onto a private deck. The primary bedroom features a walk-through closet and generous 5-piece en-suite with jetted tub and corner shower. Two additional bedrooms, full bathroom, laundry area, and double garage with mezzanine storage complete the main floor of the home.

When it comes to the big-ticket items, much of the heavy lifting has already been done. The boiler and garage heaters were replaced in 2019, shingles in 2020, and all windows and doors between 2023–2025, along with an upgraded water pump. With the heating system, roof, windows, and doors all updated within the past seven years, you can move in with added peace of mind knowing many of the home's major components have already been taken care of.

Just down the street from the lake and within strolling distance of cafés, restaurants, pubs, galleries, and parks, Latham Island offers a lifestyle that is uniquely Yellowknife. Watch the float planes come and go, launch your kayak for an evening paddle, or head out for a ski after work—all just steps from home.

Price Includes: Main House Fridge x2, Stove, Oven, Dishwasher, Garage Door Remote, Suite Fridge, Stove, Dishwasher

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr $9767.07 2026

Tenure Fee Simple

Fees

Area Latham Island

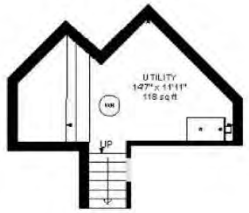
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14 Otto Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2938.09 sq ft







1st Floor
Exterior Area 1602.65 sq ft

2nd Floor
Exterior Area 1287.72 sq ft

Basement
Exterior Area 47.72 sq ft

0 7 14 ft

PREPARED: 2026/09/08

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

14 Otto Drive Suite











