COLDWELL BANKER
NORTHERN BESTSELLERS

WELCOME TO
RUTLEDGE LAKE LODGE
$184,900

MLS MULTIPLE LISTING SERVICE
6892

SHANE CLARK
CELL 867.446.4663



ROOM SIZES

Building #1 20 X 30	Building #2 20 X 20	Guide Storage 10 X 20	Shower Building 4 X 8		BATHS	2 Outhouses
Wood Shed 14 X 16	Fuel Shed 4 X 8				Storage	Basement 8x20, 8x20, 6x10
				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

Type PROPANE / WOOD

Annual Cost

Litres Over Last 12 Mo. Variable

INSULATION

Ceiling: R Log

Walls: R Log

Floor: R

Skirting: R

BUILDING

Sq. Ft. Over 1500 Combined

Age 25 Years Approx.

Lot Block Quad 75 Plan Lease Unit

LOT

Lot Size 382000

Garage

Parking Float Plane

SPECIAL FEATURES /FURNISHINGS:

8.77-Acre Commercial Sport Fishing Lodge

Escape to your own northern oasis just **209 km from Yellowknife**. This exceptional commercial sport fishing property sits on a **20-year leased parcel encompassing 8.77 acres (382,000 sq. ft.) with over 1,000 feet of shoreline**, offering an incredible setting for a private retreat, guest operation or full-scale sport fishing lodge.

The property features **7 structures**, including two quality-built log guest cabins accommodating **6 and 8 guests**, a guide/storage building, shower building, wood shed, fuel shed and two outhouses. The cabins were constructed using logs milled in BC and flown north, creating an authentic and comfortable northern lodge experience.

The sale includes **7 Lund boats with an assortment of outboard motors**, solar power system, generator, water pumps, fire pump, fishing equipment, tools, garbage incinerator and a variety of operational supplies. The cabins are being sold fully equipped, providing an opportunity to step into an established setup with much of the infrastructure already in place.

FOUNDATION

Canadian Shield

PROPERTY TAXES

Amount/yr $273.70 2025

Tenure Lease

Fees $840/yr.

Area Other

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ATLAS

Government of
Northwest Territories



September 17, 2026

Legend

- Block Land Transfer Boundaries
- Development Areas
- Condominium Units
- Surveyed Parcels
- Surveyed Easements
- Tenured Land
- Pending Application
- Indian Affairs Branch (IAB) Land
- Territorial Land
- Municipal Land
- Hay River Reserve
- Municipal Boundaries
- Recreational Pricing Tiers
- Subdivision Applications
- Building Footprints
- Line Approximately 31m from O.H.W.M.
- Active Tenure
- Federal Land
- Commissioner's Land
- Territorial Protected Area
- Private Land
- Public Highway

Scale 1: 9,028

250 metres

UTM Zone: 12

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