

WELCOME TO

5524 44 STREET

\$1,300,000

6909
ROD STIRLING
867.446.1046
NATHAN ROUND
867.446.2458



ROOM SIZES

Living Room 24.8 X 31.10	Dining 13.1 X 14.8	Kitchen 21.8 X 17.10	Breakfast Nook 15.5 X 9.3	Rec. Room 21.6 X 12.4	BATHS 2pc, 4pc, 5pc ensuite	
Primary Bedroom 20.10 X 14.10	Bedroom 11.4 X 16.11	Bedroom 13.4 X 14.3	Bedroom 17.1 X 9.3		Storage	Basement Walkout
Laundry Room 7 X 8				Make: Model: Serial #:	Foyer / Entry 11.2 X 6.7	Deck 16.4 X 16.4 15.3 X 8.2 6.10 X 6.10

HEAT

INSULATION

BUILDING

LOT

Type OIL/PROPANE	Ceiling: R 50	Sq. Ft. 3933	Lot Size 7298
Annual Cost	Walls: R 42	Age 2007/08	Garage Double Heated
Litres Over Oil: 6,940 L	Floor: R 60	Lot 42	Parking Triple
Last 12 Mo. Propane: 1,560 L	Skirting: R	Block 87	Plan 3245
		Unit	

SPECIAL FEATURES /FURNISHINGS:

Custom 3-storey executive home offering immediate possession on the water side of School Draw, steps to the lake and a 15-minute walk to downtown. Over 3,900 sq. ft. of quality living space with 4 bedrooms, 4 baths and heated double garage on a fenced, landscaped 7,300 sq. ft. corner lot. Bright interiors feature oversized windows with Great Slave Lake views and 3 sun-filled decks. The open-concept upper level boasts 9-ft ceilings, cherry cabinetry, granite countertops, 2 kitchen islands, stainless appliances, 2 ovens, walk-in pantry and propane fireplace. The second floor offers 4 bedrooms including a spacious primary suite with lake views, walk-in closet and 5-piece ensuite, and laundry. The ground level includes a family room, full bath and storage with access to the garage. Quality construction features metal siding, steel pile foundation, torch-on roof, high R-value insulation, in-floor heating and zoned thermostats. Move-in ready; pre-sale inspection available.

Price Includes: Dishwasher, Microwave, Stove, Refrigerator, Washer, Storage Shed, Dryer

FOUNDATION

Steel Piles to Bedrock & Steel Frame

PROPERTY TAXES

Amount/yr \$6831.31 2026

Tenure Fee Simple

Fees

Area School Draw



5524 44 St, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 3933.17 sq ft



Main Floor
Exterior Area 1623.32 sq ft



1st Floor
Exterior Area 1482.17 sq ft



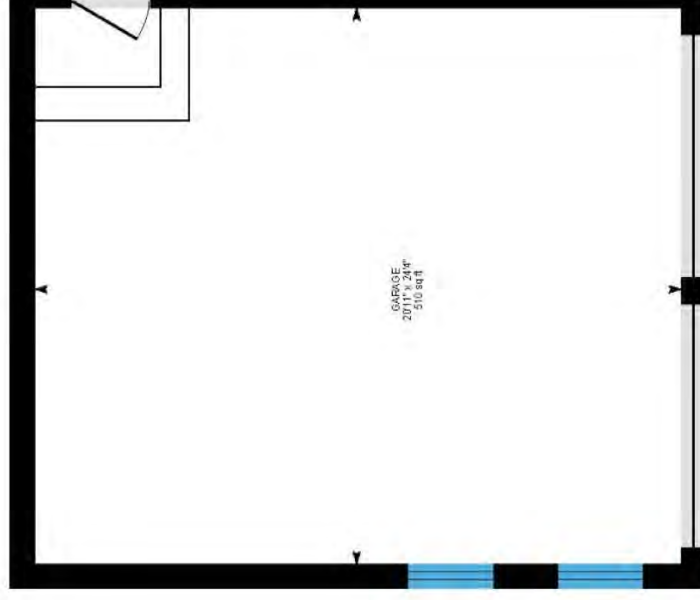
PREPARED: 2026/10/04

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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Main Building: Total Exterior Area Above Grade 3933.17 sq ft



Garage
Exterior Area



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