



For Sale > Real Estate > Houses
Ad Number: 235440

Location: Yellowknife, NT
Posted: Jul 23rd 2026 at 8:54am

Madeline Lake West

Address: Madeline Lake West, Yellowknife, NT, X1A 2N3

Size: 1500 sqft, 3 Bedrooms, 1 Baths

Built: 1978

Type: Stick Built

Welcome to your cozy waterfront dream home or cottage. Just 25 minutes from town, this Madeline Lake off-grid A-frame offers the perfect blend of peaceful cabin living and the comforts of home. Thoughtfully designed, this unique Ingraham Trail gem combines vintage charm, modern comfort, and breathtaking natural surroundings. Must be seen to be fully appreciated!

Price: \$ 625,000.00

more info is available for this ad at www.yktrader.com

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Property Features & Upgrades

- 3 Bedrooms plus den, 1 Bathroom, 1145 sq ft
- Stunning views, large back deck, off-grid deck
- Hardwood flooring, Double Farmhouse Kitchen sink
- Stacked Indian Veneer & Timber
- Family room addition & two-story bedroom expansion completed by Norcross Builders (2022)
- Endless outdoor seasonal playground
- Off-grid solar power system (2017) by TWC Solar
 - 80 solar panels, 6.5kW inverter, 2.6kW solar array
 - 12.5kW home diesel generator (approximately 70 hours)
- Modern layout comprising total:
 - 200 gallon water storage tank
 - High capacity 2-inch water pump (2022) (800 tank to - 100 feet)
 - 300 ft. water main line to house - 100 ft. by the back house
 - North property on demand hot water heater (2017)
 - Parents' patio area with outdoor patio storage heater
 - Back King terrace 20'x20' wood deck
 - Roof peak professionally spray foamed (2018)
 - Double insulated tank installed by BMS (2018)
 - Durable LoxoneCell 6' x 6' heated mats with upgraded mat
 - Greenhouse, garden water tank, & 2 large raised garden beds
 - Detached workshop (12' x 24' 30 storage shed (2' x 4')
 - Woodshed with storage for 2-6 vehicles
 - 30 year land lease (2006-2036)

Starting at: **\$625,000**
According to the seller's listing (July 15, 2026)

Contact: info@yktrader.com for more information



