



Destination Spotlight: Yellowknife

Welcome to the land of the midnight sun! Yellowknife is a small but diverse city that offers a hometown feel with urban amenities making it a wonderful place to live!

Yellowknife is the capital of the Northwest Territories and is an outdoor enthusiast's dream. Located on Great Slave Lake, it is a city surrounded by scenic drives, natural beauty, forests, lakes and trails. The city enjoys summer days with nearly 24 hours of sunlight, and dark winter skies which are breathtakingly lit up by aurora borealis.

Yellowknife is the service hub for the territory and is well connected to the rest of Canada through daily flights to major cities and year round road access. It has a strong history in gold mining but tourism, transportation, communications and government are the other significant industries.

The city is filled with well-educated families earning some of Canada's highest household incomes and spending 32% more than the Canadian household average. The population of Yellowknife is 19,569 residents.

The Northwest Territories is the only political region in Canada which recognizes 11 official languages.

NWT Official Languages

Inuit Languages
Inuvialuktun
Inuinnaqtun
Inuktitut

Dene Languages
Gwich'in
North Slavey
South Slavey
Tłı̨chǫ
Chipewyan

Algonquin Languages
Cree

Indo-European Languages
English
French

Rental Trends

Renters in Yellowknife pay one of the highest rental rates in Canada. The average rent for a two-bedroom unit in Yellowknife is \$1,699 per month. Economic outlooks are positive for the NWT as mining has driven growth, contributing to a lower rental vacancy rate of 3.5%.

The past few years have seen huge growth in housing options, from one-bedroom condos to single-family dwellings. Depending on where you're coming from, housing prices can be surprising, but the market is supported by some of Canada's highest average personal and household incomes.

Where to Live

Yellowknife, like most other urban centres, has distinct commercial, industrial, and residential areas. The residential sectors include Frame Lake, Niven Lake, Range Lake, and Old Town. The downtown core has high-rise apartments and condos and is also home to most of the city's commercial activity. Industrial activity is limited to the Kam Lake and airport subdivisions. Doing some research in advance can help you discover which area of Yellowknife will best suit your needs and will help to increase the efficiency of your home search.

Downtown is the place to live if you're young, urbane or prefer a walkable and compact lifestyle. As the hub of Yellowknife's transportation services, downtown is the most accessible neighbourhood in the city.



Old Town is one of Yellowknife's most popular, upscale and desirable neighbourhoods. The area stretches from the bottom of the Franklin Ave hill out along the rocky peninsula sticking into Great Slave. It is a very diverse neighbourhood - with waterfront mansions on Latham Island, winding dirt lanes of Willow and Peace River Flats, the off-the-grid Woodyard, and the year-round colourful houseboat community just off shore along Jolliffe Island. Old Town is located only a few minutes' drive from downtown or you can walk there in less than 15 minutes.

Kam Lake is located on the southern edge of the city and still resembles a working-class frontier town. Located in a shallow valley that runs inland from the west side of the lake that gives the neighbourhood its name, the area was originally zoned for commercial and industrial use. Zoning has changed to allow more residential developments including the Grace Lake subdivision which offers some of Yellowknife's largest homes.

Range Lake neighbourhood is located on the northside of Range Lake. It is considered to be a 'suburb' of Yellowknife.

Frame Lake, also considered a suburb, is said to be one of the best-served neighbourhoods in Yellowknife in terms of schools, restaurants and recreational activities.

Niven Lake is now one of Yellowknife's most desired areas. Once home to a dump, and the city's sewage, Niven now offers high-end builds. It is located only minutes from town, and has a suburban feel with great lake views, and hiking trails. The area near the highway turnoff has plenty of doublewide trailers, and there are several apartment buildings, condos and a complex of townhomes.



Tips

Commuting from one side of Yellowknife to the other can be done in 15 minutes.

Winter can be cold. Temperatures can drop below -30°C . There is limited daylight in the winter months but when the sun does appear, it is bright and brilliant. Dress for the weather. Dress in layers to stay warm. Enjoy all that Yellowknife has to offer during the winter months!

Keeping your car prepared for winter: You should consider a battery blanket or keeping your car plugged in overnight during the winter months otherwise it might not start at -30°C .



Moisturizer and Lip balm: Yellowknife has the driest winter air in Canada so be prepared.

Local Insights

Weather: The summer, although shorter compared to southern Canada, is beautiful and allows Yellowknifer's the chance to enjoy recreational activities such as boating, paddle boarding, camping, hunting, fishing, hiking, kayaking, canoeing, swimming



and other various sports. When summer arrives and brings along almost 24-hours of daylight (20 hours of daylight and then 4 hours of twilight) it's hard not to want to be outside enjoying it. The summer temperatures range from the mid to high 20°C -range.

The winter may be long, but Yellowknifer's use this time to indulge in snow recreation. Ice fishing, snowmobiling, x-country skiing, dog sledding and various outdoor festivities make for a very unique and exciting winter.

Nightlife: Yellowknife has a very active pub scene. This may be because in the dead of winter you want to be in a place that has warmth, light, people and laughter.

Try a local beer at the NWT Brewing Company which is Canada's northernmost microbrewery. Cafes, breakfast nooks and locally caught fish joints such as Bullocks' Bistro add charm to this northern community. Oftentimes establishments will host musicians or other local events.



Foodie Heaven:

Yellowknife is a very diverse community which is reflected in the variety of culinary experiences and locally sourced food.

Festivals and Events: Yellowknife is proud to host a number of festivals and events during the year. The more popular ones include:



Folk on the Rocks - Arguably Yellowknife's

largest summer event which is held during the third weekend in July. The festival includes bands and musical acts from all over Canada.



Long John Jamboree - This event is held down on Yellowknife Bay on the third weekend in March. The Jamboree features an International Ice Carving Competition, music and activities for the whole family.

Snow King Festival - An epic winter wonderland is created on Yellowknife Bay. A snow castle is erected and built out of the frozen waters and the white powder snow of Great Slave Lake. The snow castle becomes a month long celebration of community spirit, innovation in the arts, and entertainment for all.

