

WELCOME TO
5 5021 54 STREET
\$484,900

5794

MOLLY MILLIGAN

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ROOM SIZES

| | | | | | | |
|--------------------------------|--------------------------------|--|--|------------------------------|---------------|-----------------|
| Living Room 16.3 X 14.8 | Kitchen & Dining 9.1 X 12.1 | | | | BATHS | 2 Full |
| Primary Bedroom 12.4 X 11.3 | Bedroom 10.5 X 10.7 | | | | Storage | Basement |
| Laundry Room 12.2 X 4.11 | | | | Make: Model: Serial #: | Foyer / Entry | Deck 13.6 X 4.4 |

HEAT

INSULATION

BUILDING

LOT

| | | | | |
|---|---------------|---------|-------|--------------------------|
| Type | Ceiling: R 53 | Sq. Ft. | 1010 | Lot Size |
| Annual Cost | Walls: R 34 | Age | 2016 | Garage |
| Litres Over Last 12 Mo. Included in Condo Fees | Floor: R | Lot | Block | Parking Single Energized |
| | Skirting: R | Plan | Unit | |
| | | C4673 | 5 | |

SPECIAL FEATURES /FURNISHINGS:

Welcome to the pinnacle of modern urban luxury! This impeccably designed top-floor unit boasts two bedrooms, two bathrooms, and a seamless fusion of comfort and contemporary elegance. Nestled within a serene enclave in downtown Yellowknife, it offers unparalleled convenience amidst the vibrant cityscape. Step into a world of sophistication as natural light floods through the south-facing patio and living room, creating an atmosphere of warmth from dawn till dusk. This residence stands as a testament to one of Yellowknife's newer architectural developments, meticulously crafted with a keen eye for style, sustainability, and practicality. Prepare to be captivated by the exquisite details that define this home, from the polished concrete floors with radiant in-floor heat to the sleek quartz kitchen countertops and modern soft-close cabinets. Every aspect has been thoughtfully curated to elevate your living experience, including triple-pane windows, low-flow fixtures, and energy-efficient LED lighting. Embrace the epitome of urban chic as you indulge in the sleek finishes and contemporary aesthetics that adorn every corner. With downtown Yellowknife at your doorstep, endless possibilities for entertainment and outdoor adventures await just moments away. This unit has been freshly painted and awaits your personal touch, offering immediate occupancy and the promise of a vibrant city lifestyle. Price includes an energized parking space and a storage unit for added convenience. Don't let this opportunity pass you by—seize the chance to make this stunning urban sanctuary your own!

Price Includes: Fridge, Stove, Washer, Dryer, Dishwasher, Microwave, 1x Energized Parking Space, 1 Heated Storage Unit

FOUNDATION

Concrete Pinned To Bedrock

PROPERTY TAXES

Amount/yr \$1649.98 2023

Tenure Condo Fees

Fees \$575/mo.

Area Downtown

5-5021 54 St, Yellowknife, NT

Main Floor



PREPARED: 2024/05/04



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.



