

WELCOME TO  
301 5112 52 STREET  
\$395,000

6031

NATHAN ROUND

WORK 867.669.2103

CELL 867.446.2458



ROOM SIZES

Living Room 15.11 X 11.10	Dining Room 10 X 8.8	Kitchen 12.6 X 9.3			BATHS	1 Full
Primary Bedroom 9.3 X 12.8	Bedroom 9.3 X 6.8	Bedroom 12.6 X 9.8			Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck Yes - Large

HEAT

INSULATION

BUILDING

LOT

Type RADIANT	Ceiling: R	Sq. Ft. 853	Lot Size
Annual Cost	Walls: R	Age	Garage
Litres Over Last 12 Mo. Included in Condo Fees	Floor: R	Lot Block Plan Unit C4595 4	Parking Yes - Powered
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

The downtown lifestyle is a bliss when you have a cozy, updated condo to return to after a day of work or play. 301-5112 52 street is a walk up condo within reach of all downtown amenities: cafes, groceries, entertainment and downtown office buildings. This renovated unit is bright and open, with 3 bedrooms it has room for a small family or a couple roommates. The sun soaked deck is ideal for afternoon hangouts or sprouting a small garden. Stainless steel appliances compliment the fresh white kitchen which boasts a farm style sink & white subway tile backsplash. 1 energized parking stall included.

Condo fee of \$857 a month includes: Heating, water, building insurance & maintenance, common area utilities, reserve fund etc.

**Price Includes:** Fridge, Stove, Microwave, Dishwasher, Washer, Dryer

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1541.84 2024

Tenure Condo Fees

Fees \$857/mo.

Area Downtown

# 301-5112 52 St, Yellowknife, NT

Main Floor Total Interior Area 852.34 sq ft



PREPARED: Jul 2021



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.



