

# WELCOME TO

## 401 5022 47 STREET

### \$393,500

6408

**SHANE CLARK**  
CELL 867.446.4663



### ROOM SIZES

Living Room 9.5 X 16.7	Kitchen 9.1 X 16.7				<b>BATHS</b>	1-2pc, 1-4pc
Primary Bedroom 14.2 X 12	Bedroom 13.7 X 12				Storage	Basement
Laundry Room 6.1 X 6.7				Make: Model: Serial #:	Foyer / Entry 14.5 X 4.4	Deck 3.75 X 16

### HEAT

### INSULATION

### BUILDING

### LOT

Type	Ceiling: R 50	Sq. Ft.	895	Lot Size
Annual Cost	Walls: R 30	Age	2012	Garage Parkade
Litres Over Last 12 Mo. Included in fees	Floor: R	Lot	Block	Parking 1 Covered Spot
	Skirting: R	Plan	C4451	Unit 13

### SPECIAL FEATURES /FURNISHINGS:

Top-floor corner unit in a very clean well-built downtown boutique condo. This clean and quiet apartment offers two-bedroom comfort with two windows in each room, a spacious open kitchen and living area, and two bathrooms. Features include individual in-unit heating fan coil, summer air function, and hot water storage with in suite laundry. Maple espresso cabinets, stainless steel appliances, and functional storage throughout—including entry, linen, and double bedroom closets. Covered parking, a walk-in/walk-out elevator, and wide, well-kept hallways add convenience and security. Just steps from schools, restaurants and downtown amenities.

Condo fees are \$971 and cover the collective costs of maintaining the building's common areas, amenities and long term financial health. This includes reserve fund contribution, building insurance, heating & water costs, building electricity, window washing and pressure washing of parking area, property management fees, landscaping, garbage and snow removal, elevator and alarm system maintenance, janitorial of common areas and maintenance costs.

**Price includes:** Fridge, Stove, Dishwasher, Washer/Dryer, Microwave, energized & covered parking.

### FOUNDATION

Concrete

### PROPERTY TAXES

Amount/yr	\$2066.12	2025
Tenure	Condo Fees	
Fees	\$971/mo.	
Area	Downtown	

# 401-5022 47 St, Yellowknife, NT

Main Floor



PREPARED: 2024/07/12



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.

