

WELCOME TO

412 4854 SCHOOL DRAW AVENUE

\$399,900

6421

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 12.5 X 15.1	Dining 5.11 X 8.8	Kitchen 10.8 X 14.4			BATHS	1-4pc
Primary Bedroom 10.11 X 13.1	Bedroom 9.10 X 13.2				Storage	Basement
Laundry Room 5.7 X 6				Make: Model: Serial #:	Foyer / Entry 6.6 X 10.10	Deck 4 X 8

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R 52	Sq. Ft.	841	Lot Size
Annual Cost	Walls: R 28	Age	2012	Garage
Litres Over	Floor: R	Lot	Block	Parking
Last 12 Mo. Included in condo fees	Skirting: R	Plan	Unit	Single Paved Energized
		C4385	412	

SPECIAL FEATURES /FURNISHINGS:

Original owner of this open concept 2 BR, 1 bath well maintained smoke-free 4th floor condo in a high demand development known as Copper Sky. Well financed and well managed condo corp. Single paved electrified parking. The deck with a duradek surface receives evening sun. Minutes' walk to the Tin Can walking trail and Rat Lake, prefect for the dog owners. Downtown is easily walkable as are two high schools. Secure entry, on site mail boxes and parcel boxes. Worry-free lock and leave condo. 2 Spacious carpeted BR's, laminate flooring in kitchen and living room, laminate tile flooring in the laundry room and full bath. Maple kitchen cabinets with stainless appliances. Cozy in floor heating, good sound proofing between units in this well-built bldg. 4" white baseboards, raised profile white interior doors and bi-folds. Storage pantry closet.

Condo fees includes: Heat, water, building insurance, professional property management, all exterior and common area maintenance, garbage and snow removal and reserve fund.

Price includes: Fridge, Stove, dishwasher, microwave, washer, dryer, blinds, drapes, furnishings negotiable. energized parking stall

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1556.26 2025

Tenure Condo Fees

Fees \$619.30/mo.

Area School Draw

412-4854 School Draw Ave, Yellowknife, NT

Main Floor Exterior Area 962.77 sq ft
Interior Area 841.14 sq ft



PREPARED: 2025/09/03



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.

