

WELCOME TO

22 46 CON ROAD

\$509,900

6451

NATHAN ROUND

WORK 867.669.2103

CELL 867.446.2458



ROOM SIZES

Living Room 19.2 X 21	Kitchen & Dining 11.10 X 15	Den 13.11 X 15.3			BATHS 1-2pc, 1-4pc, 1-3pc Ensuite	
Primary Bedroom 13.10 X 11.2	Bedroom 10 X 11.3	Bedroom 9.3 X 10.4			Storage	Basement No
Laundry Room 7 X 8.2	Utility/Storage Room 19.3 X 14.8			Make: Model: Serial #:	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R	Sq. Ft. 1751	Lot Size
Annual Cost \$3,700.00	Walls: R	Age 1996	Garage Attached Garage
Litres Over	Floor: R	Lot Block Plan Unit C2841 22	Parking Garage & 1 Paved Spot
Last 12 Mo. Approximate	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

This is the first time this townhome is seeing the market. This original owner 3 bed 2.5 bath townhome is in great shape and located in one of the most well run condo's in Yellowknife. 22-46 Con Road is a very well maintained 3 level townhome with an attached garage located on the edge of downtown close to all amenities. Quiet, well run condo with great neighbors. On the main level is the garage, large enough for a vehicle and plenty of storage in addition to the large storage room. On the second level is an open, bright and spacious living room, kitchen and dining area plus a half bath & laundry leading out into the back yard with a green house and freshly painted back deck. On the top level is 3 bedrooms, main washroom, ensuite washroom and a large den perfect for an office or second living space. Condo fee of \$510/month includes insurance, maintenance, reserve fund, garbage/snow, playground. Perfect location for a growing family or downsizing travelers book a private viewing!

Price Includes: Dishwasher, Microwave, Stove, Refrigerator, Washer, Dryer

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$3600 2025

Tenure Condo Fees

Fees \$518/mo.

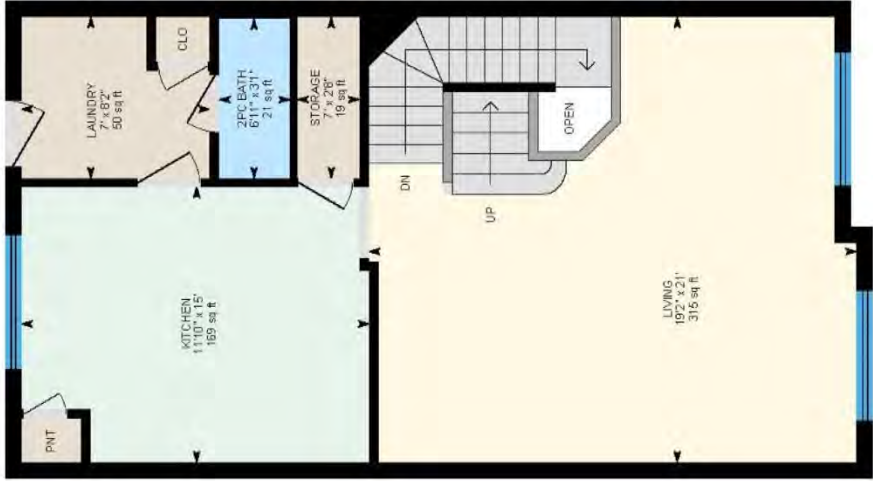
Area CON

22-46 Con Rd, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1970.06 sq ft



1st Floor
Exterior Area 466.32 sq ft



2nd Floor
Exterior Area 744.96 sq ft



3rd Floor
Exterior Area 758.78 sq ft



PREPARED: 2025/10/07

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.



