

WELCOME TO

413 5600 52 AVENUE

\$325,000

6465

NATHAN ROUND

WORK 867.669.2103

CELL 867.446.2458



ROOM SIZES

Living Room 19.3 X 12.5	Dining Room 6.8 X 8.8	Kitchen 7.8 X 8.4			BATHS	1-4pc, 1-2pc Ensuite
Primary Bedroom 12.5 X 15.9	Bedroom 9 X 11.11	Bedroom 9 X 11.11			Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck Balcony

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R	Sq. Ft.	1102	Lot Size
Annual Cost	Walls: R			Garage
Litres Over	Floor: R	Age	1979	Parking
Last 12 Mo. Included in condo fees	Skirting: R	Lot	Block	Single Gravel
		Plan	Unit	Energized
		C4065	57	

SPECIAL FEATURES /FURNISHINGS:

3 Bedroom apartment with fantastic views! 413-5600 52 Ave is a lock & go dream pad with room for the whole family. With over 1000 square feet this 3 bed 2 bath condo is a corner/end unit with a large patio, electrified parking right at the front door to the building & an amazing view of downtown Yellowknife. Situated on the edge of downtown this home is close to schools, parks and many other amenities. Secure entry to the building & engaged management keep the property in good shape. The monthly condo fee of \$1292 includes: Heat, Hot water, Electrified parking, Insurance, Maintenance, Management, garbage + snow removal etc. The condo has just recently completed a pellet boiler upgrade making this an eco friendly and economical choice with less need for the condo to spend money on heating oil. Perfect for first time buyers, downsizers or a small family. Check out this incredible 3 bedroom apartment today!

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

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1555.85 2025

Tenure Condo Fees

Fees \$1,292/mo.

Area DOWNTOWN

413-5600 52nd Ave, Yellowknife, NT

Main Floor Exterior Area 1102.66 sq ft
Interior Area 1019.98 sq ft



0 4 8 ft

PREPARED: 2025/10/24



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.

