

# WELCOME TO

## 413 5600 52 AVENUE

### \$339,900

6465

**NATHAN ROUND**

WORK 867.669.2103

CELL 867.446.2458



### ROOM SIZES

|                                |                          |                      |  |                              |               |                      |
|--------------------------------|--------------------------|----------------------|--|------------------------------|---------------|----------------------|
| Living Room<br>19.3 X 12.5     | Dining Room<br>6.8 X 8.8 | Kitchen<br>7.8 X 8.4 |  |                              | <b>BATHS</b>  | 1-4pc, 1-2pc Ensuite |
| Primary Bedroom<br>12.5 X 15.9 | Bedroom<br>9 X 11.11     | Bedroom<br>9 X 11.11 |  |                              | Storage       | Basement             |
|                                |                          |                      |  | Make:<br>Model:<br>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



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.

