

WELCOME TO

201 4852 SCHOOL DRAW AVENUE

\$425,000

6486

NATHAN ROUND

WORK 867.669.2103

CELL 867.446.2458



ROOM SIZES

Living Room 17.10 X 12.5	Dining Room 10.8 X 9.4	Kitchen 10 X 11.7			BATHS	1 Full
Primary Bedroom 10.3 X 13.11	Bedroom 10.7 X 10.10	Den 9.3 X 8.2			Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck 5 X 18

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R 52	Sq. Ft.	957	Lot Size
Annual Cost	Walls: R 28	Age	2011	Garage
Litres Over	Floor: R	Lot	Block	Parking
Last 12 Mo. Included in condo fees	Skirting: R	Plan	Unit	Single Paved Energized
		C4349	21	

SPECIAL FEATURES /FURNISHINGS:

Copper Sky Villa's are very popular, well located condo's situated at the base of Tin Can Hill and within reach of all of downtown Yellowknife's amenities. 201-4852 School Draw is a 3 bedroom 1 bathroom condo with a sizeable storage unit and walkout access. Electrified parking included. The very reasonable monthly condo fee's include heat, hot water, insurance, snow & garbage removal, maintenance, management & reserve fund. Triple pane windows, HRV and energuide 80 construction make this condo an eco-friendly & low cost home. Immediate access to walking trails, pet friendly and well managed condo. Book your private showing today!

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

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr \$2,516.83 2025

Tenure Condo Fees

Fees \$586/mo.

Area SCHOOL DRAW

201-4852 School Draw Ave, Yellowknife, NT

Main Floor



PREPARED: 2023/06/06



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.

