



# WELCOME TO 201 5112 52 STREET \$319,000

MLS  
MULTIPLE LISTING SERVICE<sup>®</sup>  
6545

SHANE BENNETT  
WORK 867.669.2105  
CELL 867.446.1622



## ROOM SIZES

Living Room 12.10 X 11.11	Dining Room 8.1 X 9.4	Kitchen 7 X 9.7			BATHS 1-4pc
Primary Bedroom 9.4 X 12.9	Bedroom 9.4 X 6.9	Bedroom 12.7 X 9.8		Storage Yes	Basement
Laundry 5 X 2.7			Make: Model: Serial #:	Foyer / Entry 7.1 X 3.4	Deck Yes - Large

## HEAT

## INSULATION

## BUILDING

## LOT

Type OIL RADIANT	Ceiling: R Walls: R Floor: R Skirting: R	Sq. Ft. 856	Lot Size
Annual Cost Litres Over Last 12 Mo. Included in condo fees.	Age 1990	Lot Block Plan C4595	Garage
	Lot Unit 8	Unit 8	Parking Single Powered Parking Space

## SPECIAL FEATURES /FURNISHINGS:

Looking for a 3 bedroom condo in the heart of downtown Yellowknife without sacrificing privacy and comfort? This well-located condo unit is tucked away in the 5112 52 Street building, offering a quieter setting while still keeping you close to everything. Enjoy an easy "lock-and-go" lifestyle where you can walk to work, pick up groceries, meet friends at local restaurants and coffee shops, or even head to the bowling alley just a street over. You'll also be only a few blocks from community events at Somba K'e Civic Plaza and other activities occurring in the downtown core!

Inside, the condo has been freshly painted and offers a flexible layout ideal for a young professional with roommates, a small family, or an investor seeking a strong rental opportunity. The bright and welcoming living and dining area opens onto a generously sized deck, which is perfect for your BBQ, potted plants, and soaking up the summer sun with family and friends.

The galley-style kitchen features brand-new countertops and a convenient pass-through window, allowing you to stay connected and entertain guests in the living area while you cook.

Additional perks include a dedicated storage unit in the building's basement for your seasonal and outdoor gear, plus your powered parking stall is located right next to your condo building's main entrance at the rear, which is an especially appreciated feature during these colder months.

If you're searching for a move-in-ready condo with quick possession available, low-maintenance living, and a private downtown location, this could be the one. Call or text Shane at (867) 446-1622 to schedule your private viewing today!

**Condo Fees Include:** Heat, Water, Building Insurance and Maintenance, Common Area Utilities, Reserve Fund, and Garbage Removal.

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, all Window Coverings, Storage Unit, and 1X Energized Parking Stall.

## FOUNDATION

Concrete

## PROPERTY TAXES

Amount/yr \$1659.57	2025
Tenure Condo Fees	
Fees \$988.75/mo.	
Area DOWNTOWN	

# 201-5112 52 St, Yellowknife, NT

Main Floor



0 3 6 ft

PREPARED: 2026/01/19



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.

iGUIDE

