

WELCOME TO  
5 5021 54 STREET  
\$475,000

6535

DELLA FRASER  
CELL 867.445.4010



ROOM SIZES

Living Room 16.3 X 14.8	Kitchen & Dining 9.1 X 12.1				BATHS	2 Full
Primary Bedroom 12.4 X 11.3	Bedroom 10.5 X 10.7				Storage	Basement
Laundry Room 12.2 X 4.11				Make: Model: Serial #:	Foyer / Entry	Deck 13.6 X 4.4

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R 53	Sq. Ft.	1010	Lot Size
Annual Cost	Walls: R 44	Age	2016	Garage
Litres Over Last 12 Mo. Included in condo fees	Floor: R	Lot	Block	Parking
	Skirting: R	Plan	C4673	Single Energized
		Unit	5	

SPECIAL FEATURES /FURNISHINGS:

Located in a quiet downtown neighbourhood close to schools, parks and a short walk to restaurants and shopping. This exceptional & modern 2 bedroom, 2 bathroom condo is 1010 sq. ft. with quick possession available. This home features an open concept design allowing for maximum light to flow through to a sunny, south facing deck with glass railings. Sleek Kitchen Kraft cabinets with soft close drawers, white quartz countertops and top-tier stainless steel appliances. The unique polished concrete flooring highlights the space with cozy in-floor heat for maximum comfort. Built to the highest energy efficient standards with recessed LED lighting, triple pane Zone D windows, low-flow shower heads, dual-flush toilets, R34 walls and R53 roof. Noise transmission is reduced with a 2" concrete top on floor, solid core interior doors and Roxul mineral wool insulation. Warm storage is included in the basement.

**Condo fees cover:** Heat, water, snow removal at parking area, insurance on structure, capital reserve, boiler maintenance. Property management & cleaning of common areas.

**Price includes:** Fridge, stove, microwave/hood-fan, Dishwasher, washer, dryer.

FOUNDATION

Concrete pinned to Bedrock

PROPERTY TAXES

Amount/yr \$1837.48 2025

Tenure Condo Fees

Fees \$700/mo.

Area DOWNTOWN



## **Specifications**

### **Foundation**

- 8" concrete wall pinned to bedrock

### **Floor System**

- 2" of concrete topping with in floor heating within slab
- 7/8" OSB T&G Floor sheeting
- 11 7/8" engineered joists
- Acoustical metal hat bar
- 2 layers Type x 16mm drywall
- Exceeds F21b with over a 62 SCT rating

### **Framing**

- 1/2" Plywood wall sheeting
- 2"x6" stud walls
- 7/8" T & G floor sheeting

### **Building Envelope**

- 24 ga metal siding
- Rigid exterior insulation
- Typar building wrap
- Roxul Mineral wool insulation
- Wall assembly has an R value of 34
- Roof assembly has an R value of 53
- 24 ga metal roof, with metal fascia & downspouts

### **Plumbing & Heating**

- In floor heating throughout unit – PEX lines
- All drain vent lines ABS
- Building uses Weil McLean High Efficient Boiler
- Building uses Weil McLean High Efficient Hot Water Tank
- Each Unit has Vanee 90H HRV



- Fixtures- American Standard- Chrome finish
- Toilet- American Standard Cadet –Dual Flush

#### **Interior Finish**

- KitchenCraft flat slab cabinets with soft close drawers
- All base and trim to have spray finish
- All walls to have three coats – Benjamin Moore
- All bedroom and bathroom doors to be solid core flat slab
- All door and closet hardware to be chrome finish

#### **Floor Covering**

- 2" concrete flooring throughout with an epoxy finish

#### **Tile**

- 12" x 24" white ceramic or 4" x 12" for showers
- 12" x 24 Carrera porcelain for back splash

#### **Windows & Exterior Doors**

- All windows to be Aluminum clad PVC interior, triple pane, Low E, Argon
- Exterior doors Welded metal frame with side lights

#### **Electrical**

- All bedrooms and living rooms to have cable/data outlets
- Recessed LED lighting throughout units
- Each suite has energized parking stall switched from dwelling unit
- All bedrooms and corridors to have smoke alarms as per code

# 5-5021 54 St, Yellowknife, NT

## Main Floor



PREPARED: 2024/05/04



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.



