

# WELCOME TO

## 902 5018 49 STREET

### \$319,900

**SHANE BENNETT**  
WORK 867.669.2105  
CELL 867.446.1622



#### ROOM SIZES

Living / Dining Room 31.9 X 15.9	Kitchen 9.3 X 7.11				<b>BATHS</b>	1 Full
Primary Bedroom 16.3 X 11.2	Bedroom 11.5 X 8.5				Storage Yes	Basement Storage & Parking Area
Laundry Room 7.4 X 6.4				Make: Model: Serial #:	Foyer / Entry	Deck Yes

#### HEAT

#### INSULATION

#### BUILDING

#### LOT

Type	Ceiling: R	Sq. Ft.	864	Lot Size
Annual Cost	Walls: R	Age	1989/1990	Garage
Litres Over	Floor: R	Lot	Block	Underground Parking
Last 12 Mo. Included in condo fees	Skirting: R	Plan	C2157	Parking
		Unit	51	In addition to fees if available

#### SPECIAL FEATURES /FURNISHINGS:

Looking for an affordable 2 bedroom condo that combines convenience, excellent building amenities, and stunning views of Yellowknife's downtown city buildings blended with the natural beauty of Frame Lake? Welcome to Northern Heights. Located on the 9th floor, this quiet, concrete building offers secure and easy living in a prime downtown location. From here, you can walk to work, grab groceries or takeout on the way home, meet friends for coffee or weekend brunch, attend medical or dental appointments, or enjoy a stroll or bike ride along the Frame Lake Trail — all without ever worrying about finding a parking space.

One of the standout features of this building is its impressive on-site amenities. On the 3rd floor, residents enjoy access to a large fitness centre with a fully equipped gym, squash courts, saunas, and locker rooms. This floor also features a party room with a versatile social space, complete with a kitchenette and private washroom, which is perfect for hosting gatherings or special events. Step outside to the exclusive BBQ deck area and soak up the warmth of Yellowknife's beautiful midnight sun too. Additional condo building conveniences include direct access to the mall, on-site mailboxes, garbage chutes on every floor, and your own designated heated storage unit in the basement.

Inside the condo unit, birch hardwood flooring welcomes you into a bright and open living space with elevated city and lake views. The cozy living room opens onto a private deck that enjoys afternoon and evening sun, which is an ideal spot for BBQing, tending to your plants, or simply enjoying some fresh air during the summer months ahead. The condo apartment layout also offers two generously sized bedrooms, ample kitchen counter space with a breakfast bar, and the convenience of your own in-suite laundry room.

Whether you're looking for comfortable and affordable condo living or a strong rental investment (with a gold-standard tenant already in place) this downtown opportunity checks all the boxes. Call or text Shane at (867) 446-1622 to schedule your private viewing today!

**Condo Fees Include:** Heat, Water, Building Security, Property Management and Maintenance, Building and Common Area Insurance, Garbage Removal, Reserve Fund, and Access to Building Amenities.

Parking options include heated underground or above-ground areas (subject to availability and in addition to Condo Fees).

**Price Includes:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, all Window Coverings, and Storage Unit.

#### FOUNDATION

Concrete & Piles

#### PROPERTY TAXES

Amount/yr \$1578.80 2025

Tenure Condo Fees

Fees \$1,042.95/mo.

Area DOWNTOWN

# 902-5018 49 St, Yellowknife, NT

Main Floor Exterior Area 969.09 sq ft  
Interior Area 864.36 sq ft



PREPARED: 2026/02/11



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.

