

WELCOME TO
303 5612 50 AVENUE
\$329,900

NATHAN ROUND
WORK 867.669.2103
CELL 867.446.2458



ROOM SIZES

Living Room 11.2 X 12.10	Dining 7.4 X 10.8	Kitchen 8.9 X 7.3			BATHS	1 Full
Primary Bedroom 10.3 X 12	Bedroom 9 X 12				Storage	Basement
Laundry Room 4.9 X 5.3				Make: Model: Serial #:	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R	Sq. Ft.	824	Lot Size
Annual Cost	Walls: R	Age		Garage
Litres Over	Floor: R	Lot	Block	Parking
Last 12 Mo. Included in condo fees	Skirting: R	Plan	C2655	Single Energized
		Unit	10	

SPECIAL FEATURES /FURNISHINGS:

Prime location for the lock & go lifestyle! 303-5612 50 Ave is arguably the best unit in the building. Situated on the top floor, on the back corner of the building away from traffic and taking full advantage of afternoon sun this 2 bed 1 bath condo is in good shape and ready for new ownership. This condo has in suite laundry with dedicated folding and storage cabinets. The \$860 per month condo fees include insurance, heat & hot water, management, maintenance, garbage & snow removal, and the reserve fund. Energized parking stall included. Walking distance to downtown work and all amenities. If you are looking to be steps away from work and downtown activities this condo is the perfect first home, investment property or crew house. Book a private viewing today!

Price Includes: Dishwasher, Stove, Refrigerator, Washer, Dryer

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1239.95 2025

Tenure Condo Fees

Fees \$860/mo.

Area MATONABEE

303-5612 Franklin Ave, Yellowknife, NT

Main Floor Exterior Area 824.26 sq ft
Interior Area 757.27 sq ft



PREPARED: 2026/04/22



iGUIDE

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.

