

WELCOME TO
101 5009N 44 STREET
\$529,900

SHANE BENNETT
WORK 867.669.2105
CELL 867.446.1622



ROOM SIZES

Living Room 17.8 X 10.10	Dining 7.3 X 13	Kitchen 10.7 X 13.1			BATHS 1-4pc, 1-3pc Ensuite
Primary Bedroom 12.10 X 11.11	Bedroom 12.2 X 9.3	Bedroom 11.10 X 9.3			Storage 4.7 X 8.10
Laundry Room 5.7 X 10.9				Make: Model: Serial #:	Foyer / Entry 3.10 X 10.8
					Deck Rear 22x7 Front 11.6x8

HEAT

INSULATION

BUILDING

LOT

Type F/A PROPANE	Ceiling: R 52	Sq. Ft. 1223	Lot Size
Annual Cost \$2,460.00	Walls: R 28	Age 2017	Garage
Litres Over Approximately.	Floor: R 30	Lot Block Plan Unit	Parking Single
Last 12 Mo. Include Heating of Hot Water	Skirting: R	C4762 85	Paved/Powered

SPECIAL FEATURES /FURNISHINGS:

The Summit Condos – Yellowknife's premier choice for luxury villa condo living!

Blending modern European-inspired design with some of the largest condo decks in the city, this exceptional property offers a front row seat to Yellowknife's downtown skyline, beautiful summer sunsets, and even breathtaking northern lights displays in the winter. Here, you can enjoy the perfect balance of privacy, security, and low-maintenance living, all while being just a short walk from downtown offices, restaurants, and entertainment. This is more than just a condo – it's a genuine lifestyle upgrade! From the moment you arrive, you'll appreciate the convenience of this ground floor unit, complete with an assigned parking stall located right beside the building for easy access. Whether you're a senior, a family with young children, or simply a young professional looking for added accessibility and convenience, this setup is hard to beat. Proudly owned and occupied by the original owners, this pet-free and smoke-free home has been exceptionally maintained, including regular servicing of the HRV and heating systems, making the condo feel real close to brand new. Inside, soaring 9-foot vaulted ceilings and elegant pot lighting create a bright and welcoming atmosphere throughout the open-concept living space. Large windows flood the home with natural light, while thoughtful upgrades include custom blackout blinds throughout the condo (from Northern Interiors), never luxury vinyl plank flooring (2022), and remote-controlled ceiling fans in both the living room and primary bedroom to keep you comfortable during the warmer months ahead. The immaculate kitchen features sleek white cabinetry, black granite countertops, a subway tile backsplash, an eat-in island, propane cooktop, and Whirlpool stainless steel appliances. Step outside onto your oversized private deck and enjoy panoramic city views along with warm afternoon and evening summer sun – an outside life and standout feature that truly sets this condo apart. As well, enjoy fresh summer air without the bugs inside your condo, thanks to the built-in screen door on your living room balcony door. Down the hall, you'll find three bedrooms and two full bathrooms, including a spacious primary bedroom complete with its own ensuite bathroom (with the added-on glass door for the shower) and private deck – a good space to escape for a little fresh air and some time to yourself. All three bedrooms also feature partial frosted peel-and-stick window coverings for additional privacy and comfort. The condo is completed by a dedicated laundry room and a heated exterior storage room conveniently located just outside the front entrance. If you've been searching for a turnkey property that offers maintenance-free living, low monthly operating costs, incredible views, and a premium downtown location, this Summit Condo deserves your attention.

Call or text Shane at (867) 446-1622 today for more information or to schedule your private viewing!

Condo Fees Include (\$516/month): Building Insurance and Exterior Maintenance, Garbage and Snow Removal, Professional Property Management, and Contributions to the Reserve Fund.
Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Remote Ceiling Fans (x2), Patio Screen Door (X1), Wine Rack, Storage Room Metal Shelving, Deck Rail Coverings all Window Coverings, and Energized Parking Stall (X1).

FOUNDATION

Concrete & Steel Piles

PROPERTY TAXES

Amount/yr \$2,523.63 2025

Tenure Condo Fees

Fees \$516/mo.

Area DOWNTOWN

101N-5009 44 St, Yellowknife, NT

Main Floor Exterior Area 1223.56 sq ft
Interior Area 1120.85 sq ft
Excluded Area 20.86 sq ft



PREPARED: 2026/05/08



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.



