

WELCOME TO
113 5600 52 AVENUE
\$325,000

NATHAN ROUND
WORK 867.669.2103
CELL 867.446.2458



ROOM SIZES

Living Room 19.3 X 11.11	Dining 6.7 X 9.1	Kitchen 7.6 X 8.9			BATHS	1-4pc, 1-2pc Ensuite
Primary Bedroom 12.2 X 15.7	Bedroom 9 X 11.11	Bedroom 9 X 11.11			Storage	Basement
Laundry Room 4.11 X 4.5				Make: Model: Serial #:	Foyer / Entry 5.1 X 9.1	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R	Sq. Ft.	1109	Lot Size
Annual Cost	Walls: R	Age	1979	Garage
Litres Over Last 12 Mo. Included in condo fees	Floor: R	Lot	Block	Parking
	Skirting: R	Plan	C4068	Gravel Drive
		Unit	13	

SPECIAL FEATURES /FURNISHINGS:

A rarely found 3 bedroom 1.5 bathroom condo that is move in ready! 113-5600 52 Ave is vacant and ready to new ownership. This well cared for, clean condo is a ground floor unit in Ravenscourt. Situated on the edge of downtown near parks, school and many other amenities this condo is perfect for first time buyers wanting room for roommates or down-sizers looking for the lock-and-go lifestyle of a well maintained condo. At over 1100 square foot this condo competes in size with some manufactured homes. Recent updates include all new bedroom windows, Hunter Douglas blinds and fresh paint. The condo fee of \$1215 includes all heating & hot water, building insurance, maintenance, garbage & snow removal, reserve fund etc. The huge deck allows for summer hangouts & BBQ's. 1 of only 4 3 bedroom units in this complex. Comes with electrified parking. Book a private tour today!

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

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1515.11 2025

Tenure Condo Fees

Fees \$1215.83/mo.

Area DOWNTOWN

113-5600 52nd Ave, Yellowknife, NT

Main Floor Exterior Area 1109.96 sq ft
Interior Area 1009.78 sq ft



PREPARED: 2026/05/12

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.



