

# WELCOME TO

## 202 8 FINDLAY POINT

### \$428,900

6692

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### ROOM SIZES

Living Room 11.11 X 15.8	Dining 7 X 15.8	Kitchen 13 X 8.4			<b>BATHS</b> 1 Full	
Primary Bedroom 13.8 X 9.3	Bedroom 13.8 X 8.10				Storage	Basement Crawl Space
				Make: Model: Serial #:	Foyer / Entry 6 X 6.4	Deck

### HEAT

### INSULATION

### BUILDING

### LOT

Type	Ceiling: R 65	Sq. Ft.	1035	Lot Size
Annual Cost	Walls: R 38	Age		Garage
Litres Over Last 12 Mo. Included in condo fees	Floor: R	Lot	Block	Parking
	Skirting: R	Plan	Unit	Single Tandem
		C4826	202	

### SPECIAL FEATURES /FURNISHINGS:

Located on the top floor, this well-designed 2-bedroom, 1-bath condo offers modern, low-maintenance living just minutes from downtown Yellowknife's amenities.

The bright, open layout features 9-foot ceilings, large windows, and views of the surrounding trees, giving the space a calm and comfortable feel. Quality construction, strong insulation-values, and radiant heating provide excellent year-round comfort and energy efficiency.

The kitchen features Samsung stainless steel appliances, generous cabinet space, and a clean, functional design that works well for both everyday living and entertaining. A newer Samsung washer and dryer add extra convenience while maximizing space.

Both bedrooms offer good natural light and privacy, while the rare tandem parking provides space for two vehicles—an added bonus in this location.

A move-in-ready condo offering modern finishes, practical features, and a great location in one of Yellowknife's most desirable neighbourhoods!

**Price Includes:** Fridge, Stove, Washer/Dryer Combo, Dishwasher, 1x Energized Tandem Parking

### FOUNDATION

Concrete

### PROPERTY TAXES

Amount/yr \$2755.66 2025

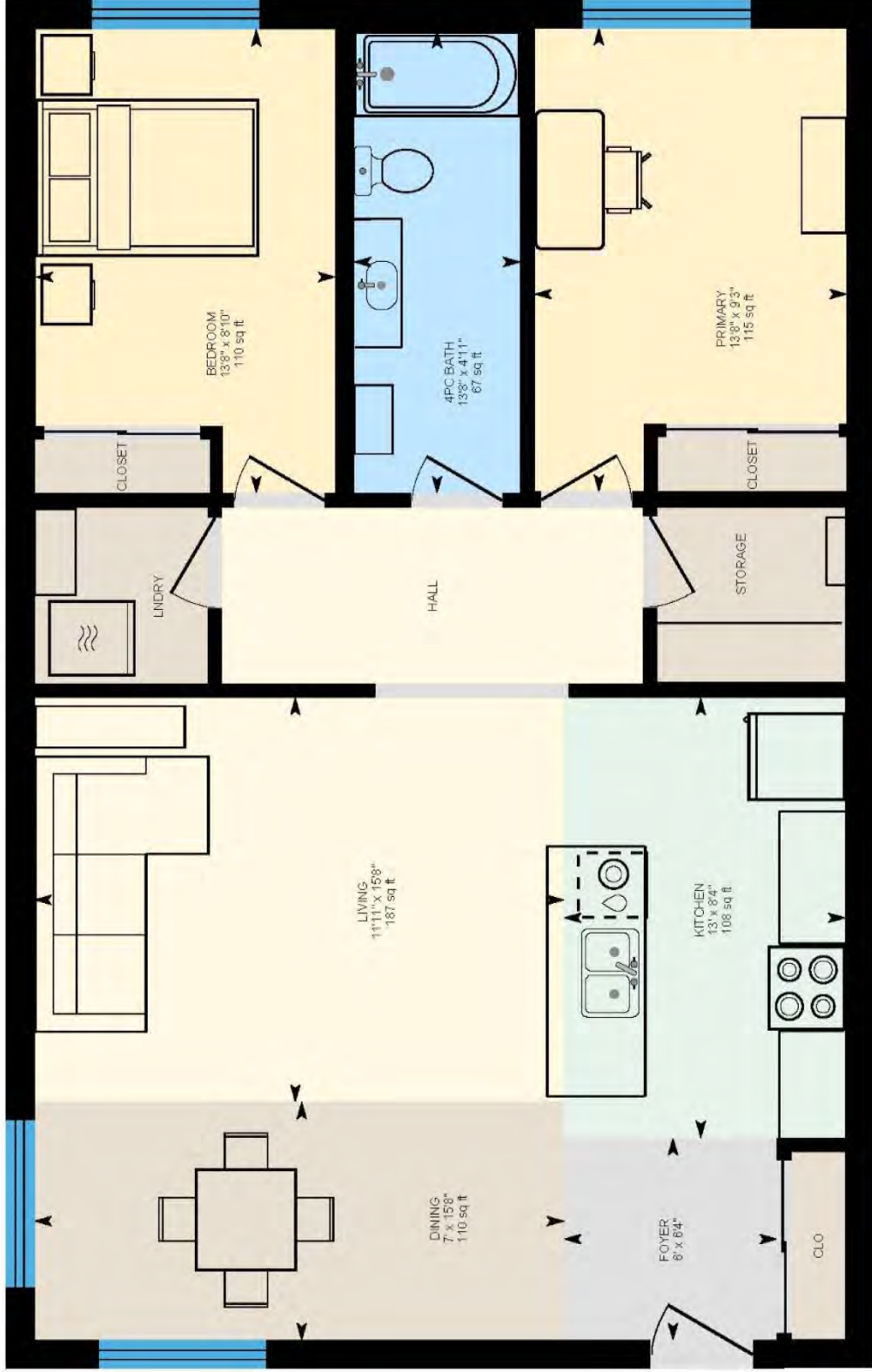
Tenure Condo Fees

Fees \$605.50/mo.

Area NIVEN LAKE

# 202-8 Findlay Point, Yellowknife, NT

Main Floor Exterior Area 1035.21 sq ft  
Interior Area 928.10 sq ft



PREPARED: 2026/05/20



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.

