

WELCOME TO
20 46 CON ROAD
\$525,000

NATHAN ROUND
WORK 867.669.2103
CELL 867.446.2458



ROOM SIZES

Living Room 20.4 X 12.1	Kitchen & Dining 11.10 X 15.1				BATHS 1-2pc, 1-4pc, 1-2pc Ensuite	
Primary Bedroom 13.10 X 11.2	Bedroom 9.3 X 10.4	Bedroom 9.10 X 11.4	Bedroom 9.2 X 7.11		Storage 19.1 X 17.10	Basement No
				Make: Model: Serial #:	Foyer / Entry 5.9 X 16.5	Deck 14 X 20

HEAT

INSULATION

BUILDING

LOT

Type F/A OIL	Ceiling: R 40	Sq. Ft. 2002	Lot Size
Annual Cost \$5,400.00	Walls: R 20	Age 1996	Garage Single Attached
Litres Over Last 12 Mo. 3536 L	Floor: R	Lot Block Plan Unit C2841 20	Parking Single Paved
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

If you are looking for a townhome with room for the whole family that is close to work and amenities, and is situated in an incredibly well managed complex then this is the home for you. 20-46 Con Road is located in Diamond Ridge. Steps from downtown, hiking & biking, parks, schools and so much more. This 4 bedroom 2.5 bathroom townhome is updated & in great shape, overlooks the park in the complex and has so much to offer. On the top level are the 4 bedrooms, main bathroom & ensuite bathroom in the large master room. On the second level is a spacious living room, kitchen & dining, half bath, laundry and access to the back deck & yard. On the ground level is the attached garage, extra large storage & mechanical room and main entry. The home benefits from a 2020 installed Pellet Stove, 2019 installed flooring, Hunter Douglas blinds throughout.

Condo fees of \$518 include building insurance, garbage & snow removal, management, reserve fund, common property maintenance etc.

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

FOUNDATION

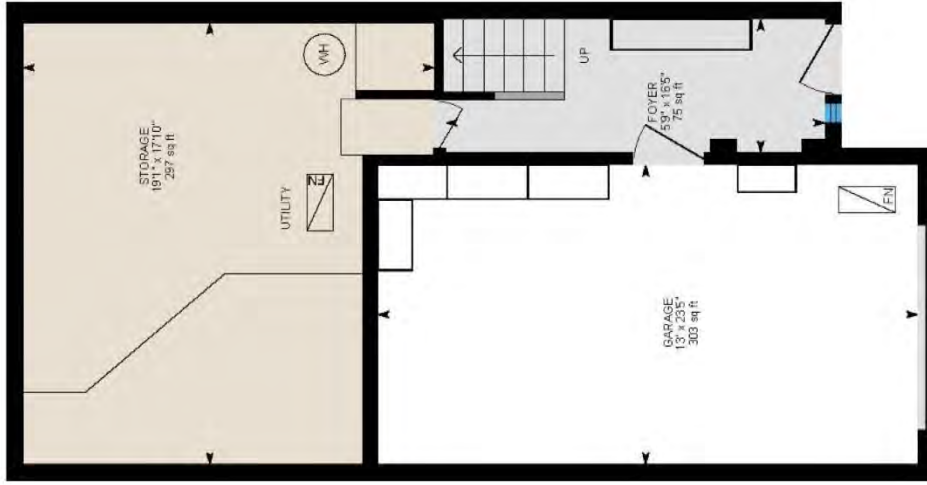
Concrete To Bedrock

PROPERTY TAXES

Amount/yr	\$3665.81
Tenure	Fee Simple Condo
Fees	\$518.56/mo.
Area	CON

20-46 Con Rd, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2002.66 sq ft



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.

PREPARED: 2026/05/03



