

WELCOME TO
2 5106 53 STREET
\$359,900

DELLA FRASER
CELL 867.445.4010



ROOM SIZES

| | | | | | | |
|-------------------------------|-----------------------|----------------------|--|------------------------------|-----------------------|----------|
| Living Room 11.5 X 18.11 | Dining 11.4 X 10.5 | Kitchen 9 X 8.6 | | | BATHS 1 Full | |
| Primary Bedroom 12.9 X 9.9 | Bedroom 9.10 X 8.9 | Bedroom 9.5 X 8.9 | | | Storage 6.3 X 8.10 | Basement |
| | | | | Make: Model: Serial #: | Foyer / Entry | Deck |

HEAT

INSULATION

BUILDING

LOT

| | | | | |
|--|---------------|---------|-----------|------------------|
| Type | Ceiling: R 40 | Sq. Ft. | 1076 | Lot Size |
| Annual Cost | Walls: R 26 | Age | 1995/2010 | Garage |
| Litres Over Last 12 Mo. Included in codo fees | Floor: R | Lot | Block | Parking |
| | Skirting: R | Plan | C4326 | Unit |
| | | | | 2 |
| | | | | Single Energized |

SPECIAL FEATURES /FURNISHINGS:

Located in downtown Yellowknife walking distance to everything you could need, grocery stores, office towers, Arctic College, Mildred Hall School, shopping and restaurants, daycare down the street! This 3 bedroom, 1 bath condo is thoughtfully upgraded in 2025/2026 with all new paint, new stairs and front deck approx. 2 years ago, updated vanity with new sink and plumbing, tap, light fixture, mirror, tub hardware, plumbing for toilet plus replaced pump Valve, kitchen - some new cabinet doors, new countertops, sink, faucet, fridge 2024 with water and ice dispenser, range hood, oven & dishwasher. Washer/dryer - 2024. Red front door with an air-lock entry, heat and water are included in the condo fee, so it's just electricity to hook up. Home owners insurance should be around \$500/year. Roof, siding are all 2010 triple pane windows approx. 5 years ago, includes 1 energized parking stall at the rear of the building. This home shows pride of ownership and is move in ready. Don't wait to make it your own.

Condo fee covers: Insurance on Structure and Common area, reserve fund, water, heat, furnace servicing & more

Price includes: fridge, stove, hood fan, dishwasher, washer, dryer.

Call Yellowknife Realtor - Della for a private tour at 867-445-4010

FOUNDATION

Permanent Wood Foundation

PROPERTY TAXES

Amount/yr \$2233.04 2025

Tenure Condo Fees

Fees \$843.75.mo,

Area DOWNTOWN

2-5106 53 St, Yellowknife, NT

Main Floor Exterior Area 1045.93 sq ft
Interior Area 974.62 sq ft



PREPARED: 2026/05/07

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.



