

WELCOME TO
5106 52 STREET
\$375,000

ROD STIRLING
WORK 867.669.2115
CELL 867.446.1046



ROOM SIZES

Living Room 17.2 X 10.1	Dining 6.7 X 9.5	Kitchen 10.10 X 9.5			BATHS	1-4pc
Primary Bedroom 16.11 X 10	Bedroom 9.6 X 13	Bedroom 9.6 X 6.11	Bedroom 10.9 X 12.9		Storage	Basement Full, Unfinished
Laundry/Utility 23.3 X 19.10				Make: Model: Serial #:	Foyer / Entry	Deck Rear 12 X 16

HEAT

INSULATION

BUILDING

LOT

Type F/A OIL	Annual Cost \$3,510.00	Litres Over Last 12 Mo. 1755 L @ \$2.00/L	Ceiling: R 20 Walls: R 14 Floor: R Skirting: R	Sq. Ft. 1007 + Basement	Age 1969	Lot 3	Block 40	Plan 65	Unit	Lot Size 4971	Garage	Parking Triple, Tandem Gravel
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SPECIAL FEATURES /FURNISHINGS:

Offering 4 BR's and one bath with a concrete foundation with a full clean slate basement ready for development. 5000 sq ft fenced and landscaped front and back with a 12x16 rear deck, two sheds and 3 vehicle tandem parking on the gravel driveway.

2 of the three upper bedrooms are quite spacious, upgrades to vanity, toilet and tub and surround in the full bathroom. Most of the upper floor windows have been upgraded to PVC. Metal insulated exterior doors. Re-shingled roof 2022, 1 year old washer.

Solid concrete foundation, looking for some upside with investing time, money and sweat equity this might be the property that you are looking for. Immediate possession.

Price includes: Fridge, stove, microwave, washer dryer, window coverings and a double shed

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$3002.72 2025

Tenure Fee Simple

Fees

Area DOWNTOWN

5106 52 St, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1007.08 sq ft



PREPARED: 2026/05/15

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.



