

WELCOME TO
5 4924 43 STREET
\$569,900

6675

SHANE CLARK
CELL 867.446.4663



ROOM SIZES

Living Room 17.2 X 15.9	Dining 14 X 11.7	Kitchen 12.11 X 11.4			BATHS 1-4pc, 1-5pc Ensuite
Primary Bedroom 17.3 X 17.7	Bedroom 10.4 X 13.3	Bedroom 9.8 X 10.11	Den/Nursery 9.7 X 7.9		Storage 9.7 X 9.10
Laundry Room 9.8 X 6.1				Make: Model: Serial #:	Foyer / Entry Deck 28.6 X 16.3
Basement					

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R 50	Sq. Ft.	1818	Lot Size	100 X 100
Annual Cost	Walls: R 28	Age	2002	Garage	
Litres Over Last 12 Mo. Included in condo fees	Floor: R	Lot	Block	Plan	Unit
	Skirting: R			C3808	5
				Parking	2 Spots

SPECIAL FEATURES /FURNISHINGS:

Desirable 3 bedroom plus den located close to downtown features easy walking scores to Old Town & Great Slave Lake, Niven & Frame Lake trails plus all the services of downtown and the Museum areas. Over 1800 sq ft on 2 levels. There is easy parking in the alley side offering 2 parking spots and the main entrance features a spacious front deck with over 450 square feet of sheltered space for lounging and entertaining, bike & kayak storage. Interiors feature an open concept layout with high vaulted ceilings, large kitchen and luxury island with bar seating and windows that allow light to pour in throughout the day. The main floor features 1 large bedroom and full bath plus another guest bdrm/office space. The upper floor is an incredibly spacious primary suite with additional office/nursery, full en-suite and walk in storage and closet. 6 unit building. Condo fees are \$749 per month and include heat, building insurance, property maintenance, snow and garbage removal plus contribution to the reserve fund.

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

FOUNDATION

Steel Piles To Bedrock

PROPERTY TAXES

Amount/yr \$4043.04 2025

Tenure Condo Fees

Fees \$749/mo.

Area DOWNTOWN

5-4924 43 St, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1803.10 sq ft



1st Floor
Exterior Area 1138.56 sq ft



2nd Floor
Exterior Area 664.53 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.

