

WELCOME TO
102 5009H 44 STREET
\$526,000

6771

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 17.8 X 10.10	Dining 7.3 X 13	Kitchen 10.7 X 13.1			BATHS 1-4pc, 1-3pc Ensuite
Primary Bedroom 12.10 X 11.11	Bedroom 12.2 X 9.3	Bedroom 11.10 X 9.3			Storage Basement
Laundry Room 5.7 X 10.9				Make: Model: Serial #:	Foyer / Entry 3.10 X 10.8 Deck Front: 22x7 Rear: 11.6x8

HEAT

INSULATION

BUILDING

LOT

Type PROPANE BOILER	Ceiling: R 52	Sq. Ft. 1270	Lot Size
Annual Cost \$3,183	Walls: R 28	Age 2016	Garage
Litres Over Last 12 Mo. 3576 L Includes HW	Floor: R 40	Lot Block Plan Unit C4762 62	Parking Single Paved Electrified
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

City views with evening sun on the spacious front deck, well shaded & privacy provided from large mature trees. Rear deck receives morning sun. This well maintained 3BR/2bath condo offers over 1250 sq ft of quality living space & quick possession possible. Easy ground floor access eliminates stairs for those with mobility issues. Laminate wide plank flooring throughout with tiled flooring in the bathrooms. Heat & water supplied by the highly efficient propane combi boiler. Quartz kitchen & bathroom counter-tops with an island kitchen. Tiled kitchen backsplash, dbl deep kit sinks, propane cooktop on oven. Flat finished ceiling with pot lighting. Additional indoor storage is found in the laundry room. There is also a spacious exterior heated storage room 2 steps from the front door. All appliances are Whirlpool. Kit appliances are stainless, washer & dryer are stackable. Partially repainted. Well-managed condo corp with a healthy reserve fund. Condo fees include snow and garbage removal, reserve fund contribution, outside maintenance, property management, building insurance. Ample visitor parking.

Price Includes: Fridge, stove, dishwasher (new), microwave/range hood, washer, dryer. Top down, bottom up custom blinds.

FOUNDATION

Concrete & Steel Piles

PROPERTY TAXES

Amount/yr	\$3869.22	2025
Tenure	Condo Fees	
Fees	\$516/mo. +/-	
Area	DOWNTOWN	

102-5009H 44 St, Yellowknife, NT

Main Floor Exterior Area 1218.14 sq ft
Interior Area 1121.93 sq ft



PREPARED: 2026/06/17

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.



