

WELCOME TO
201 5009J 44 STREET
\$529,900

MOLLY MILLIGAN
WORK 867.669.2107
CELL 867.688.0303



ROOM SIZES

| | | | | | | | |
|----------------------------------|-----------------------|------------------------|--|------------------------------|---------------|----------------------|---------------------------------|
| Living Room 17.8 X 10.10 | Dining 6.7 X 13.2 | Kitchen 11.3 X 13.1 | | | BATHS | 1-4pc, 1-3pc Ensuite | |
| Primary Bedroom 12.11 X 11.11 | Bedroom 12.3 X 9.3 | Bedroom 11.9 X 9.3 | | | Storage | Basement | |
| Laundry Room 5.7 X 9.1 | | | | Make: Model: Serial #: | Foyer / Entry | Deck | Front: 22 X 7 Rear: 11.5 X 5 |

HEAT

INSULATION

BUILDING

LOT

| | | | | | | | |
|----------------------------|-------------|-------------|----|---------|-------|----------|------------------|
| Type | F/A PROPANE | Ceiling: R | 50 | Sq. Ft. | 1270 | Lot Size | |
| Annual Cost | \$1,851.09 | Walls: R | 29 | Age | 2017 | Garage | |
| Litres Over Last 12 Mo. | | Floor: R | | Lot | Block | Parking | Single Energized |
| | | Skirting: R | | Plan | C4762 | Unit | 69 |

SPECIAL FEATURES /FURNISHINGS:

Enjoy city views, great sun exposure, and over 1,250 sq ft of well-designed living space in this beautifully maintained 3-bedroom, 2-bath condo located in one of Yellowknife's most walkable and sought-after neighbourhoods.

Start your day on the rear deck with morning sun and unwind in the evening on the spacious front deck with city views and afternoon sun—giving you two great outdoor spaces to enjoy all summer long.

Inside, the bright, modern layout features wide plank laminate flooring, tiled bathrooms, pot lighting, and flat-finish ceilings for a clean, contemporary feel. The kitchen is designed for both function and style with quartz countertops, tiled backsplash, island seating, stainless steel Whirlpool appliances, double deep sinks, and a propane cooktop.

Thoughtful extras include built-in laundry room storage and a heated exterior storage room located just steps from the front door. Efficient living is another bonus, with a propane combi boiler supplying heat and water, plus a propane dryer and stove helping reduce electricity costs.

Located walking distance to downtown, fitness facilities, restaurants, galleries, and all the charm of Old Town, this is low-maintenance living in one of the city's best lifestyle locations.

Price Includes: Fridge, Stove, Washer, Dryer, Dishwasher, 1x Energized Parking Space

FOUNDATION

Steel Piles To Bedrock

PROPERTY TAXES

Amount/yr \$2489.11 2026

Tenure Condo Fees

Fees \$516/mo.

Area DOWNTOWN

201-5009J 44 St, Yellowknife, NT

Main Floor Exterior Area 1255.55 sq ft
Interior Area 1122.44 sq ft



PREPARED: 2026/07/03



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.



Photos are virtually staged

