

WELCOME TO
301A 5109 FORREST DRIVE
\$264,900

6800

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ROOM SIZES

Living Room 10.4 X 15	Kitchen 8 X 14.10				BATHS	1 Full
Primary Bedroom 16.1 X 11.1	Bedroom 10.4 X 11.10				Storage	Basement
Laundry Room 9 X 4.11				Make: Model: Serial #:	Foyer / Entry 8.4 X 6.3	Deck

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R 40	Sq. Ft.	813	Lot Size
Annual Cost	Walls: R 20	Age	1977	Garage
Litres Over Last 12 Mo. Included in condo fees	Floor: R	Lot	Block	Parking
	Skirting: R	Plan	C3022	Single Energized
		Unit	24	

SPECIAL FEATURES /FURNISHINGS:

Top-floor living, recent upgrades, and an excellent location just minutes from downtown—this 2-bedroom, 1-bath condo offering over 800 sq ft is a fantastic opportunity for first-time buyers, investors, or anyone looking for affordable, low-maintenance living in Yellowknife.

The bright, functional layout is filled with natural light from large windows throughout the living and dining area, creating a comfortable and inviting space. The kitchen offers plenty of storage and has been updated with a brand-new stove and dishwasher.

Both bedrooms are well-sized and offer flexibility for a small family, guests, or a roommate setup. Recent upgrades include a fully renovated bathroom with modern tilework, updated tub and vanity, plus new washer and dryer—adding both style and peace of mind.

In-unit laundry, additional storage space, and a separate storage locker add everyday convenience, while condo fees include heat and water to help keep monthly expenses manageable.

Located walking distance to downtown, parks, the pool, arenas, and amenities, this move-in-ready condo offers excellent value with quick possession available.

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

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$985.37 2026

Tenure Condo Fees

Fees

Area FORREST PARK

301A-5109 Forrest Dr, Yellowknife, NT

Main Floor Exterior Area 902.61 sq ft
Interior Area 812.89 sq ft



PREPARED: 2026/07/01



