

WELCOME TO

102 5009N 44 STREET

\$529,000

ROD STIRLING
WORK 867.669.2115
CELL 867.446.1046



ROOM SIZES

Living Room 17.8 X 14.1	Dining 6.8 X 9.8	Kitchen 10 X 9.8			BATHS	1-4pc, 1-3pc
Primary Bedroom 12.10 X 11.11	Bedroom 12.2 X 9.3	Bedroom 11.9 X 9.3			Storage	Basement
Laundry Room 5.6 X 10.9				Make: Model: Serial #:	Foyer / Entry	Deck Front: 22x7 Rear: 11.6x8

HEAT

INSULATION

BUILDING

LOT

Type F/A PROPANE	Ceiling: R 52	Sq. Ft. 1270	Lot Size
Annual Cost \$2,000.00	Walls: R 28	Age 2016	Garage
Litres Over Last 12 Mo.	Floor: R 40	Lot Block Plan Unit C4762 86	Parking Single Paved, electrified
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

City views with evening sun on the covered spacious front deck with sitting area, well shaded & privacy provided from a good stand of mature trees. Rear deck receives morning sun. Immaculate 3BR/2bath condo is in show home condition offers 1270 st ft of quality living space with quick possession possible. Easy ground floor access eliminates stairs for those with mobility issues. Laminated wide plank flooring throughout with tiled flooring in the bathrooms. Upgraded shower heads in both bathrooms, Heat & water supplied by the highly efficient propane combi boiler. Quartz kitchen & bathroom counter-tops with an island kitchen with overhead pendant lighting. Tiled kitchen backsplash, dbl deep kit sinks with upgraded kit faucet, all lighting fixtures (except bathroom fixtures) have been upgraded & have LED bulbs, propane cooktop on oven. Flat finished ceiling with pot lighting. Additional indoor storage is found in the laundry room. Stackable quality washer/dryer are new. There is also a spacious exterior heated storage room 2 steps from the front door. All kitchen appliances are stainless, fridge has water/ice dispenser Repainted in the last couple of years. Well-managed condo corp with a healthy reserve fund. Condo fees include snow & garbage removal, reserve fund contribution, outside maintenance, property management, building insurance. Ample visitor parking.

Price Includes: Fridge, stove, dishwasher, microwave/range hood, washer, dryer, custom blinds.

FOUNDATION

Concrete & Piles

PROPERTY TAXES

Amount/yr	\$2494.75	2026
Tenure	Condo Fees	
Fees	\$516/mo.	
Area	DOWNTOWN	

102N-5009 44 St, Yellowknife, NT

Main Floor Exterior Area 1212.58 sq ft
Interior Area 1116.78 sq ft



PREPARED: 2026/08/13

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.



