

WELCOME TO

202 5009U 44 STREET

\$549,000

ROD STIRLING
WORK 867.669.2115
CELL 867.446.1046



ROOM SIZES

Living Room 17.8 X 14.3	Dining 6.10 X 9.8	Kitchen 9.10 X 9.8			BATHS 1-4pc, 1-3pc Ensuite
Primary Bedroom 12.11 X 12	Bedroom 12.3 X 9.3	Bedroom 11.9 X 9.3			Storage 4.7 X 8.10
Laundry Room 5.6 X 8.11				Make: Model: Serial #:	Basement 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 2017	Garage
Litres Over	Floor: R 40	Lot Block Plan Unit	Parking Single Paved
Last 12 Mo. Includes heating of hot water	Skirting: R	C4762 118	Electrified

SPECIAL FEATURES /FURNISHINGS:

City & great lake views with afternoon sun on the spacious front deck with sitting area, Rear deck receives late afternoon/evening sun. 3BR/2bath offers 1270 sq ft of quality living space with a corporate lease in place or purchase to live in with notice required. 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, 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 kitchen appliances are stainless, 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, washer, dryer, drapes.

FOUNDATION

Steel Piles & Concrete

PROPERTY TAXES

Amount/yr \$2495.22 2026

Tenure Condo Fees

Fees \$516/mo.

Area DOWNTOWN

202-5009U 44 St, Yellowknife, NT

Main Floor Exterior Area 1220.69 sq ft
Interior Area 1124.40 sq ft



PREPARED: 2026/08/24



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.

