

WELCOME TO

101 4848 SCHOOL DRAW AVENUE

\$435,000

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 13.9 X 11.9	Dining 7.10 X 4.11	Kitchen 13.2 X 11.7			BATHS	1-4pc
Primary Bedroom 10.3 X 13.9	Bedroom 10.6 X 10.9	Den 9.3 X 8.2			Storage	Basement Crawl Space
				Make: Model: Serial #:	Foyer / Entry	Deck 6 X 10

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R 52	Sq. Ft.	953	Lot Size
Annual Cost	Walls: R 28	Age	2012	Garage
Litres Over Last 12 Mo. Included in condo fees	Floor: R	Lot	Block	Parking
	Skirting: R	Plan	Unit	Single Paved Electrified
		C4349	1	

SPECIAL FEATURES /FURNISHINGS:

Main floor, 2-bedrooms plus den, 1-bathroom condo offering immediate possession. Known as a Villa in the Copper Sky condo development. Walking distance to downtown and Tin Can Hill walking trails. Spacious deck receives evening sun, open concept layout with laminate flooring, granite countertops, stainless steel appliances, maple cabinets, tile backsplash. This unit was built with energy-efficient construction, built to Energuide 80 with cozy in-floor heating, triple-pane windows and HRV System. There is a large crawl space the entire length of the unit for seasonal storage. Condo fees of \$612.02 covers heat, water, insurance on structure, professional property management and reserve fund. Well managed condo corp.

Price Includes: Fridge, Stove, Microwave, Dishwasher, Washer(new) & Dryer.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$3213.86 2026

Tenure Condo Fees

Fees \$612.02/mo.

Area SCHOOL DRAW

101-4848 School Draw Ave, Yellowknife, NT

Main Floor Exterior Area 953.06 sq ft
Interior Area 865.75 sq ft



PREPARED: 2026/09/27



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.

