

WELCOME TO

302 5112 52 STREET

\$294,900

SHANE BENNETT
WORK 867.669.2105
CELL 867.446.1622



ROOM SIZES

Living Room 11.2 X 12 + 10 X 8.7	Dining 9.9 X 9.7	Kitchen 7.1 X 9.9			BATHS 1 Full	
Bedroom 9.4 X 13					Storage Yes	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck Yes - Large

HEAT

INSULATION

BUILDING

LOT

Type OIL RADIANT	Ceiling: R	Sq. Ft. 734	Lot Size
Annual Cost	Walls: R	Age 1990	Garage
Litres Over Last 12 Mo. Included in condo fees	Floor: R	Lot Block Plan Unit C4595 3	Parking Single Powered Parking Space
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Looking for a 1-bedroom condo in the heart of downtown Yellowknife without sacrificing privacy and comfort? This well-located unit is tucked away in the 5112 52 Street building, offering a quieter setting while still keeping you close to everything downtown has to offer.

Enjoy an easy "lock-and-go" lifestyle where you can walk to work, grab groceries, meet friends at local restaurants and coffee shops, or even head to the bowling alley just a street over. You're also only a few blocks from Somba K'e Civic Plaza, making it easy to take part in community events, the Santa Claus Parade fast approaching, and everything else happening throughout the downtown core!

Inside, the condo features updated laminate flooring throughout the living area and bedroom, along with a flexible layout that would be ideal for a young professional, couple, or investor looking for a solid rental opportunity. The bright and welcoming living and dining area opens onto a generously sized southwest-facing deck, which is the perfect spot for your BBQ, summer plants, or simply soaking up the sun with family and friends. With plenty of natural light pouring into both the living room and deck throughout the year, this space stays bright and welcoming even as the darker winter months approach.

The galley-style kitchen features a convenient pass-through window, keeping you connected with guests in the living area while you prepare meals. The bathroom has plenty of character and has been more recently refreshed with paint, lighting, and fixture updates. The primary bedroom has a beautiful feature wall and offers a cozy, comfortable space to unwind at the end of the day.

Additional perks include a dedicated storage unit in the building's basement for your seasonal and outdoor gear, as well as a powered parking stall located conveniently near the main entrance at the rear of the building, which is an especially appreciated feature during those colder Yellowknife months. If you're searching for a move-in-ready condo with quick possession available, low-maintenance living, and a private downtown location, this could be the one. Call or text Shane at (867) 446-1622 to schedule your private viewing today!

Condo Fees Include: Heat, Water, Building Insurance and Maintenance, Common Area Utilities, Reserve Fund, and Garbage Removal.

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer, all Window Coverings, Storage Unit, and 1X Energized Parking Stall.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1260.22 2026

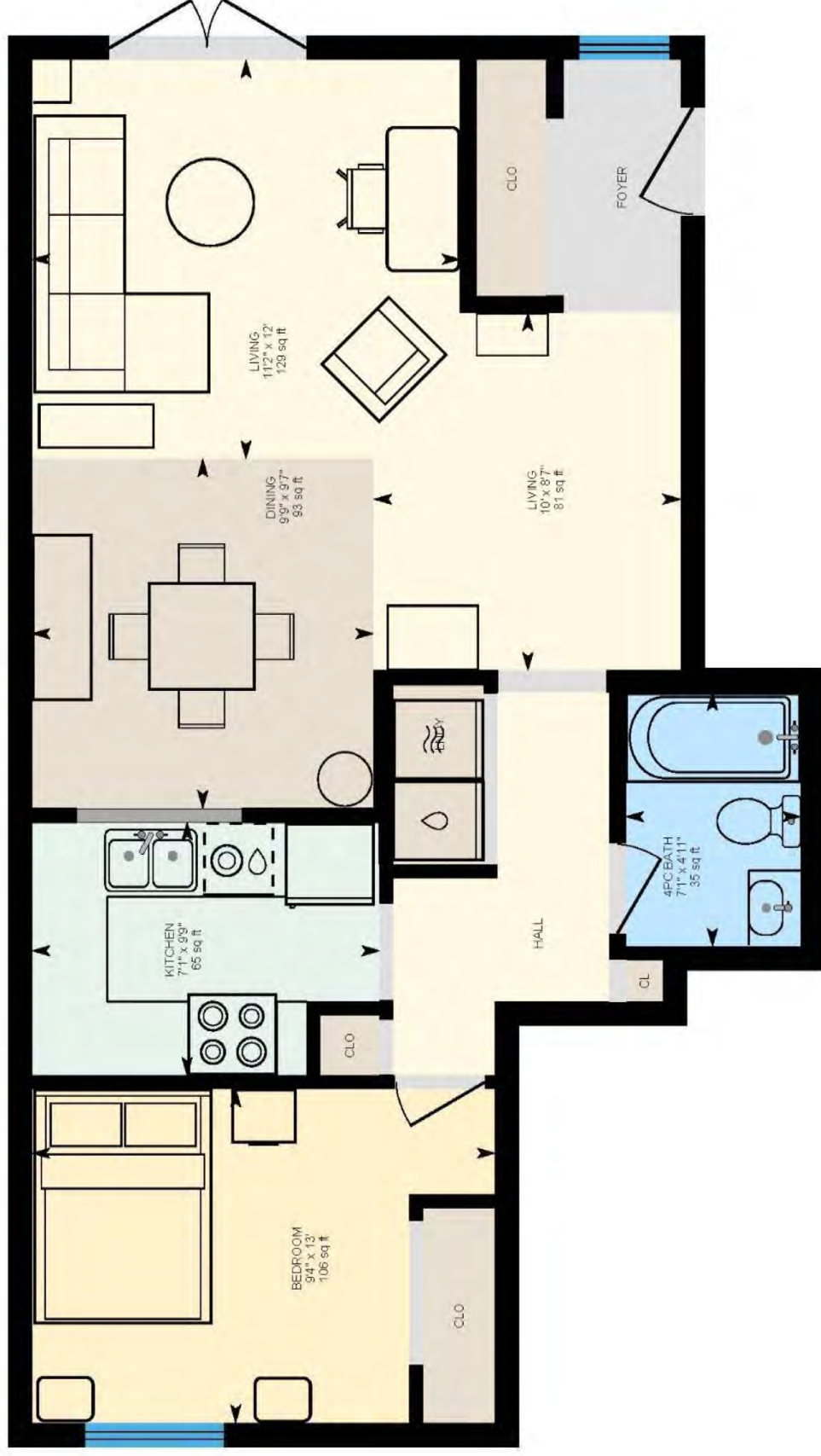
Tenure Condo Fees

Fees \$751.98/mo.

Area DOWNTOWN

302-51112 52 St, Yellowknife, NT

Main Floor Exterior Area 734.30 sq ft
Interior Area 653.21 sq ft



PREPARED: 2026/10/21



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.

