



211 - 4854 SCHOOL DRAW AVENUE

Downtown, Yellowknife

\$399,900

MLS®:	6463
Bedrooms:	2
Heating:	Included in Condo Fee
Condo Fees:	\$625.69/Month
Lot Size:	N/A
Year Built:	2012
Construction:	Stick Built

Type:	Condo
Bathrooms:	1
Taxes:	\$1,650.93 for 2025
Square Feet:	909
Parking:	1 Energized Stall
Style:	Apartment Style Condo



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CENTURY 21
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ABOUT THIS PROPERTY

This beautifully cared-for two-bedroom corner unit offers the perfect blend of comfort, quality, and convenience. This has been one of the hottest condo buildings in 2025, and this unit has been maintained in exceptional condition and is truly move-in ready.

Built in 2012, this home was designed with energy efficiency in mind — featuring triple-glazed windows, multi-zone in-floor heating powered by a propane boiler system, and excellent sound insulation for year-round comfort and peace of mind. The building is also fully sprinklered, adding an extra layer of safety and security.

Step inside to find an inviting open-concept layout filled with warm evening light. The space is enhanced by upgraded laminate flooring, light maple shaker cabinetry, and stainless steel Whirlpool appliances — all combining to create a bright and modern atmosphere that feels like home the moment you walk in.

Located steps away from Rat Lake and the scenic trails of Tin Can Hill, this property offers a perfect balance of urban convenience and outdoor living. If love to walk or simply relax in nature, you'll find it all just outside your door.

Experience the ease of condo living in a quiet, well-managed development — this is a rare opportunity to own a stunning Copper Sky home that truly has it all.

Included Items: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Blinds

Condo Fees Cover: Heat, Water, Garbage Removal, Building Maintenance, Insurance & Repairs, Reserve Fund Contributions, Property Management

