



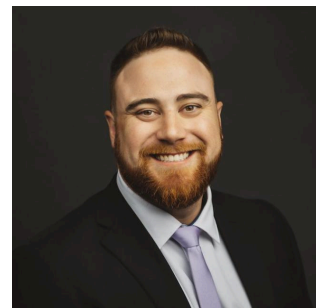
607 - 5310 44TH STREET

Downtown, Yellowknife

\$479,900

MLS®:	6470
Bedrooms:	3
Full Baths:	1
Fuel Type:	Propane
Condo Fees:	\$550.44 (Condo Fees)
Square Feet:	1,247 SqFt
Storage:	Crawlspace
Style:	Condo

Type:	Condo
Bathrooms:	2
Half Baths:	1
Taxes:	\$2672.10 (2025)
Kitchens:	1
Parking:	Single Powered
Year Built:	1977



Chad Hinchey

Salesperson

(867) 444-1532

chad.hinchey@century21.ca

https://www.century21yk.ca

CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6



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ABOUT THIS PROPERTY

Welcome to this well-maintained 3-bedroom, 1.5-bathroom condo in the highly sought-after Lakeview complex! Conveniently located just steps from downtown, schools, and the shores of Great Slave Lake, this home offers both comfort and convenience.

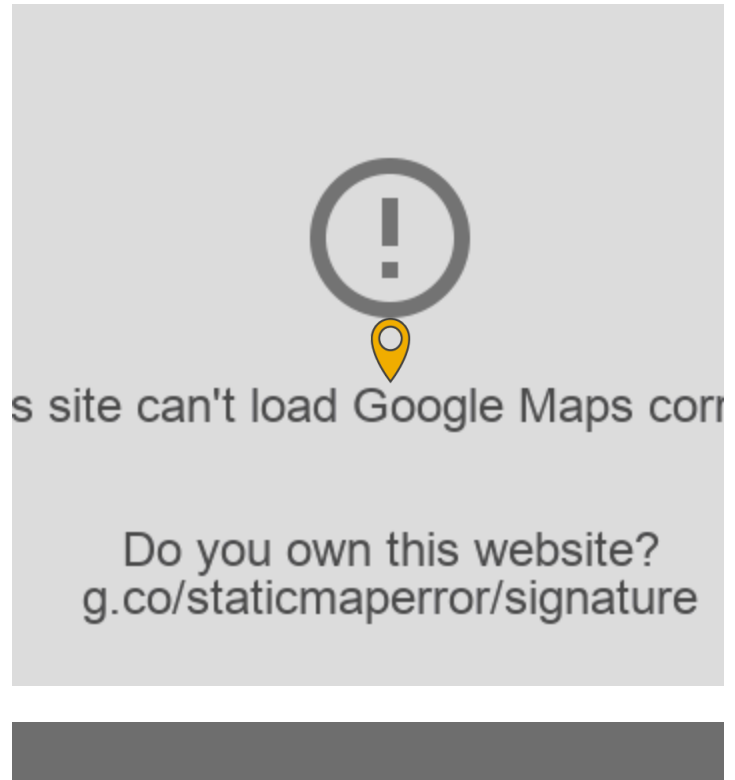
The main level features an inviting open-concept layout with a spacious living room and a beautifully updated kitchen. The kitchen renovation (2019) includes modern cabinetry, updated countertops, stylish backsplash, additional cabinets, and an expanded island — perfect for cooking or entertaining.

Upstairs you'll find three bedrooms and a full bathroom, including a bright and comfortable primary suite. The main bathroom was completely redone in 2014, while the lower-level half bath has been refreshed with new tile and a modern toilet.

Additional updates include a new furnace (2017) and appliances (2019), offering peace of mind for years to come. Immediate possession means you can move in and start enjoying your new home right away.

Whether you're a first-time buyer or looking to downsize into a great location close to amenities, this Lakeview condo is an excellent choice!

Price Includes - Dishwasher, Stove/Oven, Microwave, Fridge, Washer, Dryer and Blink Cameras/ Doorbell.



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