



## 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



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**CENTURY 21®**  
Prospect Realty



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## ABOUT THIS PROPERTY

Welcome to this well-maintained 3-bedroom, 1.5-bathroom condo in the highly sought-after Lakeview Heights complex! Conveniently located just steps from downtown, schools, and the shores of Great Slave Lake, this home offers both comfort and convenience. This condo offers beautiful lakeviews from front and rear decks and where the condo is accessible from both sides.

The main level features an inviting open-concept layout with a spacious living room including a propane fireplace 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, a laundry room 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. The Lakeview Heights Condos also saw significant renovations when converted into condominiums in 2000. As well, immediate possession means you can move in and start enjoying your new home right away!

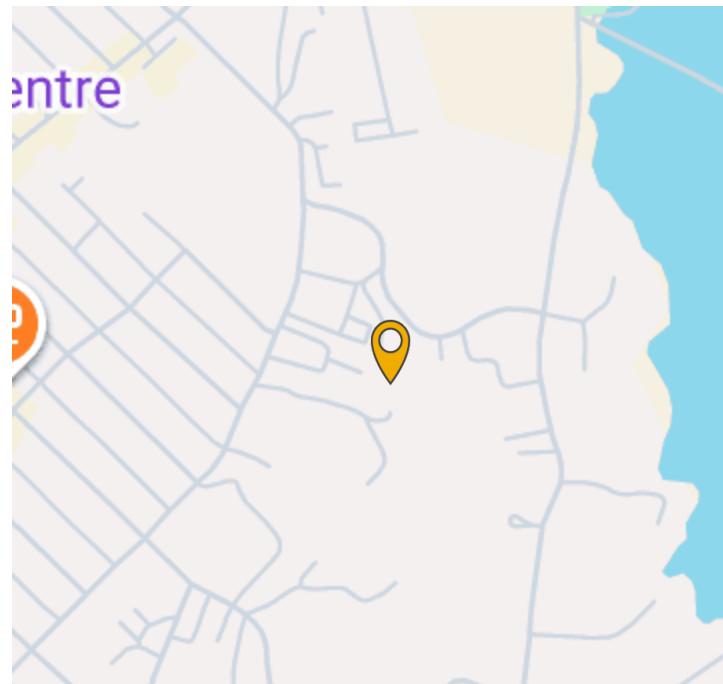
Whether you're a first-time buyer or looking to move into a great location close to downtown and amenities, this Lakeview Heights condo is an excellent choice!

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

*Heating \$195.90 / Month (Average for 2025)*

*Power \$115.30 / Month (Average for 2025)*

*Condo fees: \$550.44 / month. Fees cover: Reserve fund, building maintenance, building insurance, 1 Powered Parking stall, Garbage removal, snow removal in common areas.*



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