



101 - 4852 SCHOOL DRAW AVENUE

Downtown, Yellowknife

\$429,900

<b>MLS®:</b>	6571
<b>Bedrooms:</b>	2
<b>Full Baths:</b>	1
<b>Taxes:</b>	\$2,731.07 (2025)
<b>Balcony/Patio:</b>	Front Balcony
<b>Lot Size:</b>	N/A
<b>Basement:</b>	Crawl Space
<b>Style:</b>	Condominium

<b>Type:</b>	Townhome
<b>Bathrooms:</b>	1
<b>Fuel Type:</b>	Oil
<b>Maintenance:</b>	\$646.50 (Condo Fees)
<b>Square Feet:</b>	890 sqft
<b>Parking:</b>	1 Powered Space
<b>Year Built:</b>	2011
<b>Construction:</b>	Concrete



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**CENTURY 21.**  
Prospect Realty



5124 48 Street  
Yellowknife, NT X1A 1N6

## ABOUT THIS PROPERTY

Welcome to Unit 101—4852 School Draw Avenue in the desirable **Copper Sky Villas**! This well-maintained 2-bedroom + den, 1-bath villa offers comfortable, low-maintenance living just minutes from downtown Yellowknife.

The bright, open-concept layout seamlessly connects the kitchen and living room, creating a spacious and inviting atmosphere perfect for everyday living and entertaining. The modern kitchen features ample cabinetry and storage, making organization effortless. Flooring in the bedrooms and den was updated in 2023, along with a new fridge installed the same year for added peace of mind.

The primary bedroom offers convenient ensuite access to the main bathroom, adding both privacy and functionality. A versatile den provides the perfect space for a home office, guest room, or hobby area.

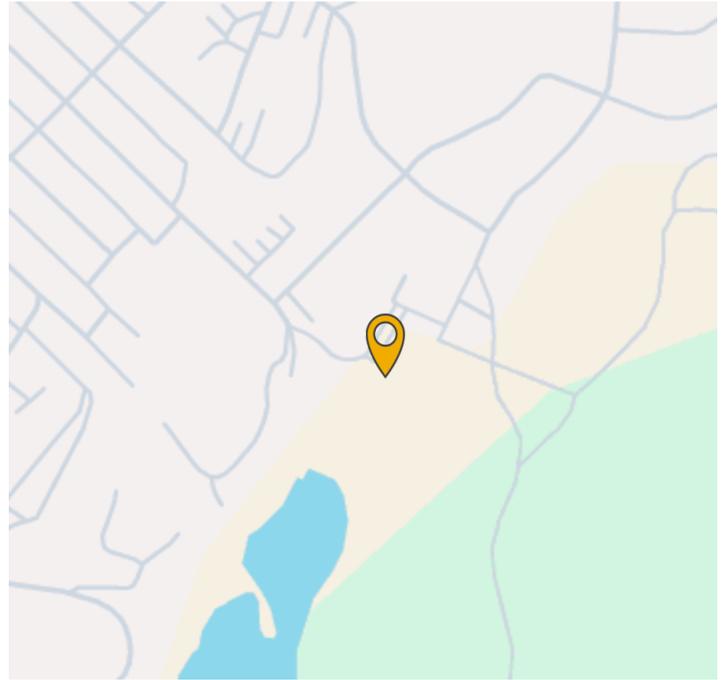
Condo fees include heat and water, helping keep monthly costs predictable. This unit also comes with a powered parking space — a must-have for Yellowknife winters.

Enjoy close proximity to downtown, the Tin Can Hill walking and dog trails, and the beautiful shores of Great Slave Lake. Whether you're a first-time buyer, downsizing, or investing, this property offers an ideal blend of comfort, convenience, and lifestyle.

Don't miss your chance to own in this sought-after villa community!

*Includes: Fridge, Stove/ Oven, Dishwasher, Washer, Dryer, Microwave*

*Condo Fees \$646.50/ Month include Heat, Water, Snow Removal, Garbage Removal, Building Insurance, Reserve Fund*



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