



304 - 5612 50TH AVENUE

Matonabee Area, Yellowknife

\$299,900

MLS®:	6887
Bedrooms:	2
Full Baths:	1
Taxes:	\$1,152 (2024)
Balcony/Patio:	70SqFt
Parking:	1 Energized Stall
Style:	Apartment Style Condo

Type:	Condo
Bathrooms:	1
Heating:	Included in Condo Fee
Condo Fees:	\$800/Condo Fee
Square Feet:	756 SqFt
Year Built:	1985
Construction:	Stick Built



Dwayne Simmons

Salesperson

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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to 304 Matonabee Manor, a comfortable and affordable 2-bedroom, 1-bathroom condo offering practical living in a convenient central location. This well-kept unit provides a spacious main living area, a functional kitchen, and two good-sized bedrooms, making it an excellent option for first-time buyers, downsizers, or anyone looking for low-maintenance housing close to downtown.

The kitchen offers plenty of workspace and direct access to the balcony, creating a great spot to step outside and enjoy some fresh air. In the living room, a large window fills the space with natural sunlight throughout the year, giving the home a bright and welcoming feel. Recent updates include new vinyl-top laminate flooring throughout the main living space, updated cosmetic touches, and a refreshed deck surface.

Adding to the convenience is in-suite laundry and a designated energized parking stall, giving you the everyday features you need without the added hassle of maintaining a larger property.

Located close to local shops, restaurants, the Frame Lake Trail, and just a short walk from downtown, 304 Matonabee Manor offers a great combination of comfort, convenience, and value. If you're looking for an affordable condo in a central Yellowknife location, this one is worth a look.



Call Dwayne today to book a viewing (867)445-8380

Included Items: Fridge, Stove, Dishwasher, Washer, Dryer, Energized Stall

Condo Fee Includes: Heat, Water, Reserve Fund, Building insurance, Garbage Removal

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