



2
Bedrooms



1
Bathrooms



997
Square Feet



N/A
Lot Size



MLS # 6686
Listing ID



203 4852 School Draw Avenue

Two bedroom + den, one bathroom condo at Copper Sky Villas located on the edge of downtown with the Tin Can Hill trail system leading to Great Slave Lake right from your doorstep. This upper end unit is ideally situated with green space on two sides, offering a peaceful, nature-like setting away from through traffic while enjoying evening sun from the private spacious balcony.

Offering 997 sq. ft. of living space, the open-concept layout features maple kitchen cabinetry, granite countertops, stainless steel appliances, tile flooring, in-floor heat, and a custom island complete with a collapsible eating table, and additional built-in cabinetry with space for a small chest or standup freezer.

The condo offers two good-sized bedrooms plus a large den/storage room with added hallway windows for additional light. This unit offers two good sized bedroom and a spacious bathroom that is accessible from both the hallway and the primary bedroom and includes a stackable washer and dryer tucked away in the closet.

Built to EnerGuide 80 standards with triple-pane windows and an HRV system for energy efficiency and comfort. This unit comes with one energized parking stall and a coveted cold storage unit.

Condo fees includes: heat, water, professional building management building insurance, snow removal and reserve fund.

Price includes fridge, stove, dishwasher, washer & dryer, energized parking stall, cold storage unit.

Year Built: 2012

Style: Villa/condo

Property Tax: \$2,523 (2025)

Heating: In-floor

Condo Fee: \$629/month

Parking: Energized stall

Foundation: Concrete

Storage: Cold storage unit




\$455,000

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