RE/MAX North of 60 Realty

2	2	1,090	N/A	MLS # 6712
Bedrooms	Bathrooms	Square Feet	Lot Size	Listing ID

101 4841 School Draw

Move-in ready and sold fully furnished, this modern 2-bedroom, 2-bathroom condo offers effortless living in a secure, pet-friendly building. Built in 2022 and located on the first floor, this handicap-accessible unit features contemporary finishes and quality construction throughout.

The stylish kitchen offers ample counter space, modern cabinetry, and newer appliances, flowing seamlessly into the spacious open-concept dining and living area. Designed for comfort and efficiency, the home features a high-efficiency propane boiler with on-demand hot water, providing economical year-round operation.

The spacious primary bedroom offers a luxurious ensuite with double sinks, quartz counters, and a tiled shower. The secondary bedroom has direct access to the main bathroom, giving it the feel of a second ensuite. Located just a short walk from downtown and at the doorstep of Yellowknife's premier trail system, Tin Can Hill, this property offers the perfect balance of convenience and outdoor recreation.

An excellent opportunity for homeowners, investors, or those seeking a turnkey northern retreat.

Price Includes: fridge, stove, dishwasher, microwave, washer & dryer.

Condo fees Includes: building maintenance, snow removal, garbage collection, water, property management, and reserve fund contributions.

Year Built: 2022

Property Tax: $1,740 (2025)

Condo Fee: $659.75

Foundation: Concrete

Fuel: Propane $2,025

Heating: Hot water

Parking: Paved drive

Storage: Large storage room

$499,900

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