



URBAN  
REALTY GROUP

COPPER RIDGE GREENSPACE LOT

## CUSTOM 4-BEDROOM FAMILY HOME ON GORGEOUS LOT

WWW.CHRISMEGER.CA



150 NORTH STAR DRIVE  
OFFERED AT \$975,000  
MLS #16401

Nestled in sought-after Copper Ridge, this custom-built, energy-efficient family home offers comfort, space, and a seamless connection to nature. Backing onto serene greenspace, the west-facing back yard boasts a sun-soaked deck, perfect for relaxing or entertaining. The inviting living room centres around a cozy gas fireplace, while the chef's kitchen showcases stainless appliances, a raised granite breakfast bar, island with built-in wine storage, and abundant light. Main floor features 2 spacious bedrooms, an office, and 2 full baths, including a primary suite with a walk-in closet, 3pc ensuite, and private deck access. The bright, walkout basement includes a large rec room with a second gas fireplace, 2 additional bedrooms, a 3pc bath, and a massive utility room with an infrared sauna. Fully landscaped yard with raised garden beds, lawn front/back, double concrete driveway, RV parking, and a double attached garage. Trails for hiking and biking are just steps away - Call Today!



**“The chef's kitchen showcases stainless appliances, a raised granite breakfast bar, island with built-in wine storage, and abundant light. ”**



**Chris Meger**

REALTOR®

C: 867.335.4868

O: 867.322.URBN (8726)

F: 867.322.8727

E: [chris@urbanrealtygroup.ca](mailto:chris@urbanrealtygroup.ca)

[www.ChrisMeger.ca](http://www.ChrisMeger.ca)

|  | 150 NORTH STAR DRIVE |                    |                |            |
|---------------------------------------------------------------------------------|----------------------|--------------------|----------------|------------|
|                                                                                 | Area                 | Whitehorse         | Listing Status | Active     |
|                                                                                 | Sub Area             | Copper Ridge       | Possession     | Negotiable |
|                                                                                 | Postal Code          | Y1A 6V5            | Condo Fees     |            |
|                                                                                 | Type                 | Single Family      | GST            | No GST     |
|                                                                                 | Style                | Bungalow, Walk Out | Current Price  | \$975,000  |
|                                                                                 | Taxes                | \$5,231 (2025)     | Sale Price     |            |
|                                                                                 | MLS®                 | 16401              | Sale Date      |            |
|                                                                                 | Year Built           | 2004               |                |            |
|                                                                                 | Zoning               | RR                 |                |            |
|                                                                                 | Local Imp. Tax       |                    |                |            |
|                                                                                 | Suite Permit         |                    |                |            |

### INTERIOR FEATURES

|            |                |                 |                                      |
|------------|----------------|-----------------|--------------------------------------|
| Bedrooms   | 4              | # Fireplaces    |                                      |
| Bathrooms  | 3              | Fireplaces Type | Gas                                  |
| Levels     |                | Heating         | Forced Air, Propane                  |
| Basement   | Basement       | Water           | Elec Water Heater, Water Heater Incl |
| Bsmt Walls | Preserved Wood |                 |                                      |

|            |                                                                                          |
|------------|------------------------------------------------------------------------------------------|
| Equip Incl | Alarm System, Dishwasher, Drapes, Microwave, Stove, Refrigerator, Washer, Dryer, Freezer |
| Features   | Dishwasher BI, Garage Door Opener                                                        |
| Flooring   |                                                                                          |

### ROOMS (Sqft Fin: 3,250)

|                | Bsmt       | Main       | 2nd | Other |
|----------------|------------|------------|-----|-------|
| Sqft           |            |            |     |       |
| Entrance       |            | 9'6x6'0    |     |       |
| Living         |            | 15'10x15'8 |     |       |
| Dining         |            | 9'8x7'10   |     |       |
| Kitchen        |            | 15'9x12'4  |     |       |
| Master Bedroom |            | 15'6x12'4  |     |       |
| Bathroom       |            | 4pc        |     |       |
| Ensuite        |            | 3pc        |     |       |
| Bedroom        |            | 12'4x9'8   |     |       |
| Den            |            | 9'10x9'7   |     |       |
| Rec Room       | 24'5x15'3  |            |     |       |
| Bsmt Bedroom   | 14'1x13'4  |            |     |       |
| Bsmt Bedroom   | 13'1x10'10 |            |     |       |
| Utility        | 19'6x8'11  |            |     |       |

### LOT & EXTERIOR FEATURES

|                  |                                                                            |            |     |
|------------------|----------------------------------------------------------------------------|------------|-----|
| Lot Area (sqft)  | 9,827                                                                      | Width (ft) | 74  |
| Lot Area (acres) | 0.2256                                                                     | Depth (ft) | 145 |
| Lot Dimensions   | F-74, S-145, S-99, R-101                                                   |            |     |
| Roof             | Asphalt Shingles                                                           |            |     |
| Exterior Finish  | Siding, Other, Vinyl                                                       |            |     |
| Total Parking    |                                                                            |            |     |
| Open Pk Spcs     |                                                                            |            |     |
| Driveway         | RV Parking, Dble Con. Drv                                                  |            |     |
| Garage           | Dble Att'd Gar.                                                            |            |     |
| Lot              | Flat, Gently Rolling, Fences complete, Irregular                           |            |     |
| Outdoor Area     | Deck, Fenced, Lawn Front, Lawn Back, Trees/Shrubs, Garden Area, School Bus |            |     |

### LEGAL & MORTGAGE

|               |                                                         |
|---------------|---------------------------------------------------------|
| Legal Desc.   | Lot 548, Plan 2003-0187, Copper Ridge, Whitehorse Yukon |
| Mortgage Info | Treat As Clear Title                                    |
| Mortgage 1    |                                                         |
| Mortgage 2    |                                                         |

Nestled in sought-after Copper Ridge, this custom-built, energy-efficient family home offers comfort, space, and a seamless connection to nature. Backing onto serene greenspace, the west-facing back yard boasts a sun-soaked deck, perfect for relaxing or entertaining. The inviting living room centres around a cozy gas fireplace, while the chef's kitchen showcases stainless appliances, a raised granite breakfast bar, island with built-in wine storage, and abundant light. Main floor features 2 spacious bedrooms, an office, and 2 full baths, including a primary suite with a walk-in closet, 3pc ensuite, and private deck access. The bright, walkout basement includes a large rec room with a second gas fireplace, 2 additional bedrooms, a 3pc bath, and a massive utility room with an infrared sauna. Fully landscaped yard with raised garden beds, lawn front/back, double concrete driveway, RV parking, and a double attached garage. Trails for hiking and biking are just steps away - Call Today! Listed By: URBAN REALTY GROUP

This listing information is provided to you by:

**Chris Meger** - Broker

☎ 867-335-4868 ✉ [chris@urbanrealtygroup.ca](mailto:chris@urbanrealtygroup.ca) 🌐 <http://www.chrismeger.ca>

**URBAN REALTY GROUP**

☎ 867-335-4868 ✉ [info@urbanrealtygroup.ca](mailto:info@urbanrealtygroup.ca) 🌐 <http://www.urbanrealtygroup.ca>

2054 Second Avenue Whitehorse, YT Y1A 1A8 - Contact Name: Chris Meger

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. Apr 23, 2025.



CM- SVCACCSM

CCS DATE 2025-04-07

COMPANY 05  
Service Agreement Summary Report

Page 1  
Run Date 2025-04-07  
Run Time 17:05:58 PM

## 150 North Star Drive --- Electricity Consumption Report

**Customer Name:**  
**Payment Account:** 05 0713844 1 01 4  
**Service Agreement:** 7980030294 **Status:** Active  
**Price Group:** 1160-Residential Service Hydro Non-Government

**Premise Address:** 150 NORTH STAR DR , WHITEHORSE  
**District:** 0571 - Whitehorse  
**Revenue Class:** RES

**Last 12 Months = \$2,822.37      Average = \$235.20/month**

| Charge To Date | # of Days | Billed KWH | Billed Demand | Total Billed Amount | Statement Date | Bill Type |
|----------------|-----------|------------|---------------|---------------------|----------------|-----------|
| 2025-03-12     | 28        | 1,014.00   | 0.00          | \$229.55            | 2025-03-18     | ACT       |
| 2025-02-12     | 28        | 994.00     | 0.00          | \$225.08            | 2025-02-18     | EST       |
| 2025-01-15     | 34        | 1,545.00   | 0.00          | \$354.51            | 2025-01-17     | ACT       |
| 2024-12-12     | 28        | 1,123.00   | 0.00          | \$255.21            | 2024-12-18     | ACT       |
| 2024-11-14     | 30        | 1,125.00   | 0.00          | \$258.31            | 2024-11-20     | ACT       |
| 2024-10-15     | 32        | 1,311.00   | 0.00          | \$288.51            | 2024-10-18     | ACT       |
| 2024-09-13     | 31        | 1,116.00   | 0.00          | \$229.95            | 2024-09-19     | ACT       |
| 2024-08-13     | 32        | 840.00     | 0.00          | \$175.21            | 2024-08-20     | ACT       |
| 2024-07-12     | 30        | 1,006.00   | 0.00          | \$205.23            | 2024-07-18     | ACT       |
| 2024-06-12     | 33        | 1,010.00   | 0.00          | \$206.07            | 2024-06-19     | ACT       |
| 2024-05-10     | 23        | 913.00     | 0.00          | \$186.08            | 2024-05-17     | ACT       |
| 2024-04-17     | 36        | 1,022.00   | 0.00          | \$208.66            | 2024-04-18     | ACT       |
| 2024-03-12     | 29        | 939.00     | 0.00          | \$192.97            | 2024-03-19     | ACT       |

CM- SVCACCSM

CCS DATE 2025-04-07

COMPANY 05  
Service Agreement Summary Report

Page 2  
Run Date 2025-04-07  
Run Time 17:05:58 PM

| Charge To Date | # of Days | Billed KWH | Billed Demand | Total Billed Amount | Statement Date | Bill Type |
|----------------|-----------|------------|---------------|---------------------|----------------|-----------|
| 2024-02-12     | 31        | 1,155.00   | 0.00          | \$237.20            | 2024-02-20     | ACT       |
| 2024-01-12     | 31        | 1,411.00   | 0.00          | \$291.80            | 2024-01-18     | ACT       |



120 Copper Road  
Whitehorse, Yukon Y1A 2Z6  
Phone: (867) 668-8000  
Fax: (867) 668-7779

### Customer Profile Inquiry

Customer: 202164-      Status: A Active  
Name:      Location: 1 Active  
Trade Name:      *150 NORTH STAR DRIVE*

### Propane Usage Summary

|           | 2025 | 2024  | 2023  | 2022  | 2021  | 2020  |
|-----------|------|-------|-------|-------|-------|-------|
| January   |      | 913   |       | 689   | 572   | 653   |
| February  | 525  |       | 611   |       |       |       |
| March     |      | 834   |       |       | 848   | 686   |
| April     |      |       | 492   |       |       |       |
| May       |      |       |       | 957   |       |       |
| June      |      |       |       |       |       |       |
| July      |      |       |       |       |       |       |
| August    |      |       |       |       | 462   | 439   |
| September |      |       |       |       |       |       |
| October   |      | 630   |       |       |       |       |
| November  |      |       | 446   | 612   |       |       |
| December  |      | 688   |       | 725   | 984   | 927   |
| Total     | 525  | 3,065 | 1,549 | 2,983 | 2,866 | 2,705 |

## 150 North Star Drive — Propane Consumption Report

### AMOUNT IN LITRES

We have a full staff to answer every phone call and to help in any way we can with your Propane needs at our **Whitehorse Office**.

Please call **867-668-8000** or drop by our office at **120 Copper Road** to set up an account with us and to discuss our "Promotions" for new customers.

You can also email us at **yukonoffice@supersave.ca** and we can answer any questions you may have.

**Last 5 years = 12,354 litres**

**Average = 2,471 litres/year; 205.9 litres/month**



# CITY OF WHITEHORSE

2121 Second Avenue Whitehorse, Yukon Y1A 4T3  
Planning and Building Department 668-8340

Date of Report: Apr 08, 2025

## BUILDING FILE INFORMATION

Page # 1 of 1

Lot - 548 Block- 2003-0187 Subdivision - COPPER RIDGE SUBDIVISION LTO # - 2003-0187 Zoning - RR

Municipal Address(s): 150 NORTH STAR DRIVE

## ZONING BYLAW STATUS

Siting Approval (YES/NO) YES  
Survey Certification On File (YES/NO) YES  
Surveyor Underhill  
Survey Date Sep 21, 2004

### REMARKS:

No Action will be taken due to the above stated non-conformity at this time

(Signed by)

## PERMITS ISSUED

| Permit #                                                                                                                                                                                                                                     | Old Permit | Issue Date   | Type      | Description         | Occupancy    | Final        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|-----------|---------------------|--------------|--------------|
| 36056                                                                                                                                                                                                                                        |            | Apr 27, 2004 | BUIL-NEW1 | New Building Permit | Jul 28, 2004 | Jul 28, 2004 |
| ATTACH_GAR = 628 SQ. FT.<br>BLDG UNIT = 1<br>DECK = 480 SQ. FT.<br>DESCRIPTION = NEW S. F. RESIDENCE W/ATTACHED GARAGE & REAR DECK.<br>DWELLING = 1<br>REMARK = YG ELECTRICAL APPROVAL - JULY 21, 2004. YG PROPANE APPROVAL - JULY 23, 2004. |            |              |           |                     |              |              |
| 36057                                                                                                                                                                                                                                        |            | Apr 27, 2004 | PLUM-NEWP | New Plumbing Permit |              | Jul 23, 2004 |
| DESCRIPTION = NEW PL. FOR RESIDENCE - 13 FIXTURES..                                                                                                                                                                                          |            |              |           |                     |              |              |

Signed by:

Title: CSR

Requested by: cm/URBAN

File #: EMAIL

Date: Apr 06, 2025



# Building File Report

|                           |                                                                                     |
|---------------------------|-------------------------------------------------------------------------------------|
| <b>Date:</b>              | April 15, 2025                                                                      |
| <b>Legal Description:</b> | Plan: 2003-0187 Lot: 548 Town: Whitehorse Subdivision: Copper Ridge Yukon Territory |
| <b>Civic Address:</b>     | 150 North Star Drive Whitehorse                                                     |

## Permits Issued & Status

| Permit Type/Number & Description of Work | Date Permit Issued | Permit Denied | Permit Lapsed | Permit Cancelled | Occupancy Approval | Permit Closed |
|------------------------------------------|--------------------|---------------|---------------|------------------|--------------------|---------------|
| Electrical Permit - 19094                | 2004-04-16         |               |               |                  |                    | 2004-07-21    |
| New house and Temp                       |                    |               |               |                  |                    |               |
| Gas Permit - 5155                        | 2006-07-20         |               |               |                  |                    | 2006-07-29    |
| Tank swap                                |                    |               |               |                  |                    |               |
| Gas Permit - 4255                        | 2004-07-07         |               |               |                  |                    | 2004-07-23    |
| Fireplace                                |                    |               |               |                  |                    |               |
| Gas Permit - 4266                        | 2004-07-27         |               |               |                  |                    | 2004-07-27    |
| Tank only                                |                    |               |               |                  |                    |               |
| Gas Permit - 5746                        | 2007-10-29         |               |               |                  |                    | 2007-10-29    |
| fireplace                                |                    |               |               |                  |                    |               |
| Electrical Permit - 34066                | 2014-06-09         |               |               |                  |                    | 2014-06-06    |
| check hot tub wiring done by others      |                    |               |               |                  |                    |               |
| Gas Permit - 8288                        | 2014-07-16         |               |               |                  |                    | 2014-07-22    |
| Install new furnace                      |                    |               |               |                  |                    |               |
| Electrical Permit - 2015-0160-E          | 2015-02-19         |               |               |                  |                    | 2015-08-28    |
| install 20a 250v receptacle for a sauna  |                    |               |               |                  |                    |               |

If not listed above, our records contain no information regarding any approved woodstove or chimney installations.

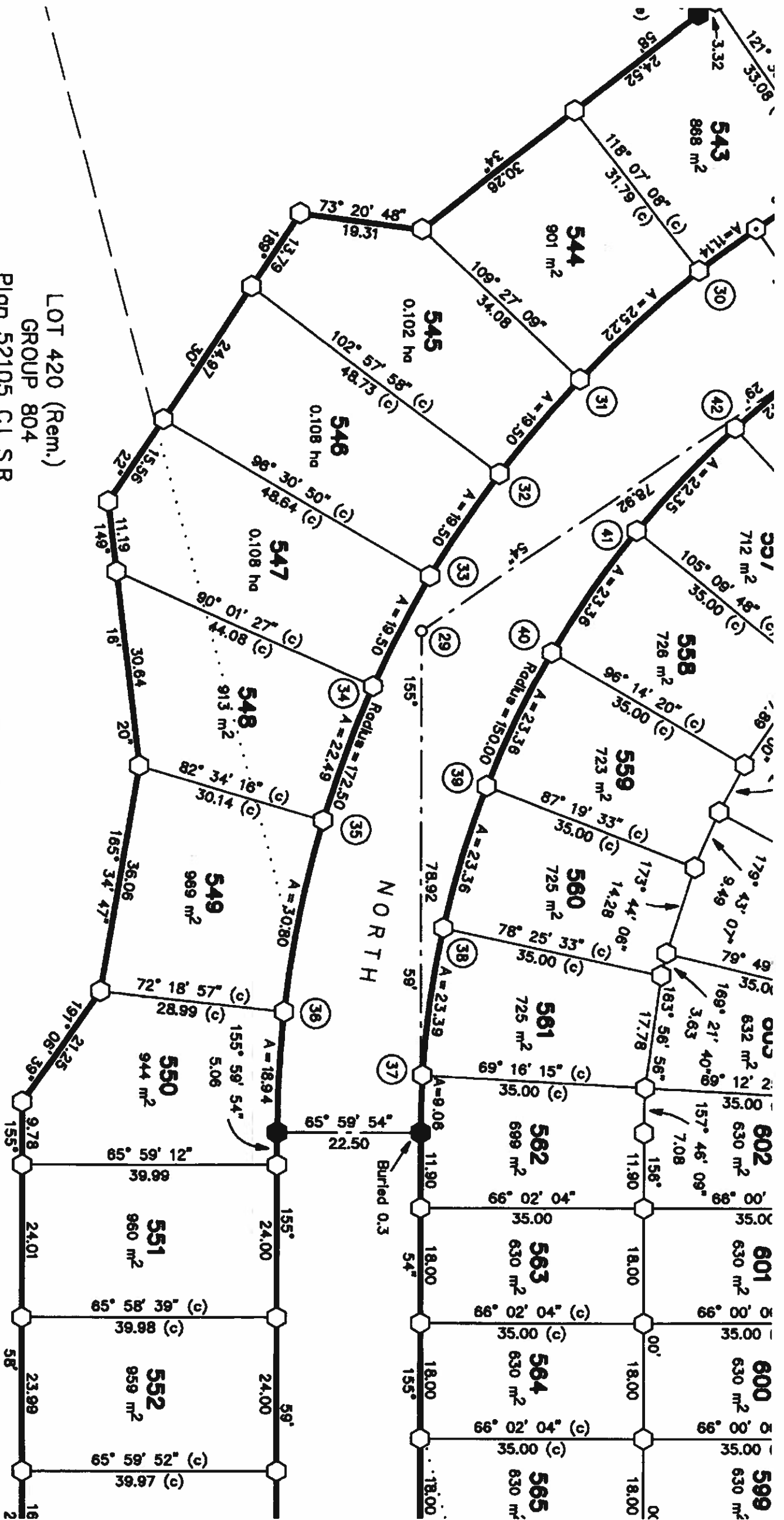
**NOTE:** Cancelled/Lapsed Permits - due to inactivity or at request of owner

**It is the *OWNERS'* responsibility to call for any *INSPECTIONS*.  
Please be advised that 3 business days' notice is required when requesting an *INSPECTION*.**

***DISCLAIMER:***

*This report only contains information about permits that have been issued. Government of Yukon offers no warranties about the completeness of this report. It does not contain information about investigations, stop work orders, unpermitted installations or activities. The inspections undertaken by the Government of Yukon are made on the basis of visual observations of readily apparent circumstances and made only to satisfy the requirements of the relevant permit. The issuance of a final inspection is not a warranty or assessment about the suitability or fitness for a purpose of any permitted construction or installation. In consideration of the receipt of this report, you waive any claim against Government of Yukon resulting from your reliance on the information in this report. For properties in the City of Whitehorse, purchasers may wish to contact the City of Whitehorse.*

✉ Building Safety (C-8), P.O. Box 2703, Whitehorse, YT Y1A 2C6  
☎ 867-667.5741 1-800-661-0408 ext. 5741 F 867-393-6249  
@ buildingsafety@gov.yk.ca



# Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

---

## **9.14 RR Restricted Residential Detached**

### 9.14.1 Purpose

To provide a zone for single detached, duplex, and multiple housing on larger urban serviced lots with a restricted range of associated uses. (*Bylaw 2024-16 passed April 22, 2024*)

### 9.14.2 Principal Uses

- a) parks
- b) housing: single detached, duplex, multiple (*Bylaw 2024-16 passed April 22, 2024*)

### 9.14.3 Secondary Uses

- a) accessory building/structure
- b) garden suites (*Bylaw 2024-16 passed April 22, 2024*)
- c) home based businesses, minor
- d) living suites (*Bylaw 2024-16 passed April 22, 2024*)

### 9.14.4 Development Regulations

- a) the minimum lot width is 14.0 m (*Bylaw 2021-14 passed April 13, 2021*)
- b) the minimum lot area is 700 m<sup>2</sup>.
- c) the maximum site coverage is 35%. The maximum site coverage may be increased to 50% if more than one dwelling unit is provided. (*Bylaw 2024-16 passed April 22, 2024*)
- d) the maximum height is 10.0 m.
- e) the minimum front yard setback is 6.0 m.
- f) the minimum side yard setback is 3.0 m on one side and 1.5 m on the other side. The minimum side yard setback may be reduced to 1.5 m on both sides if more than one dwelling unit is provided. (*Bylaw 2024-16 passed April 22, 2024*)
- g) the corner lot setback is 6.0 m from each street and 1.5 m from all other sides.
- h) the minimum rear yard setback is 6.0 m except on a corner lot. The minimum rear yard setback may be reduced to 3.0 m if more than one dwelling unit is provided. (*Bylaw 2024-16 passed April 22, 2024*)
- i) the minimum width of a single detached dwelling shall be 6.0 m.

### 9.14.5 Other Regulations

- a) The maximum number of dwelling units per lot is four. Up to two of these units may be living or garden suites. (*Bylaw 2024-16 passed April 22, 2024*)
- b) All housing developments shall install a hard-surfaced driveway, walkway, and complete landscaping of the front yard in accordance with section 5.5.2.8 of this bylaw within one year of issuance of the occupancy permit. Where a lot fronts on two streets, the landscaping standard shall apply to both frontages. (*Bylaw 2021-14 passed April 13, 2021*) (*Bylaw 2024-16 passed April 22, 2024*)

## Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

---

- c) Occupancy approval shall not be granted for any housing until the building exterior has been completed. (*Bylaw 2024-16 passed April 22, 2024*)
- d) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (bed and breakfast lodging, home based businesses, etc.); the parking regulations of section 7; and the sign regulations of section 8. Regulations in Section 6.14 Multiple Housing do not apply to multiple housing developments in this zone. (*Bylaw 2024-16 passed April 22, 2024*)

## Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

---

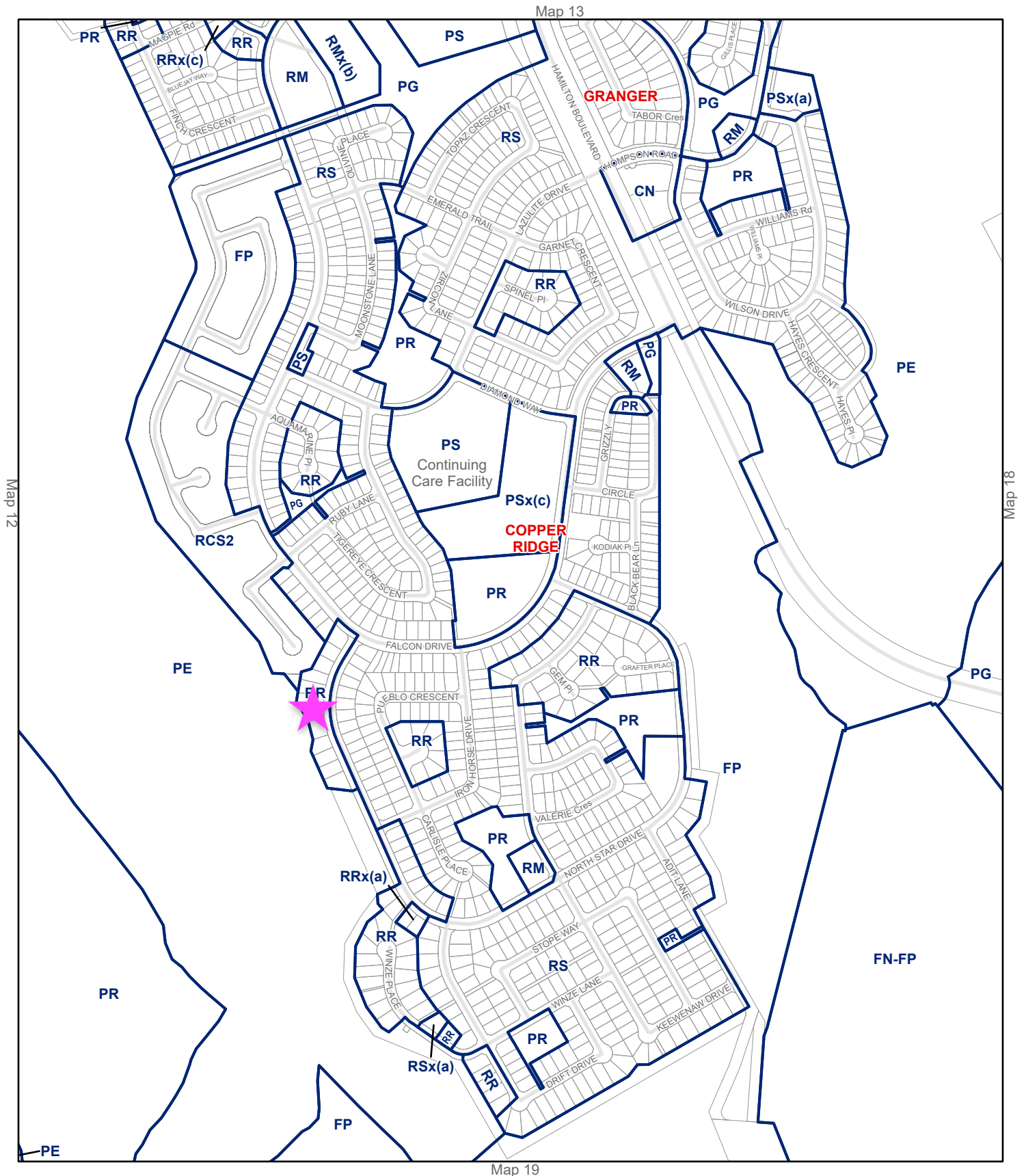
9.14.6

### Special Modifications

- a) Lots 789 and 790, Plan 2004-0087 LTO in the Copper Ridge subdivision, located at 112 and 114 North Star Drive, are designated RRx(a) with the special modification being that a living suite is allowed as a secondary use. *(Bylaw 2018-13 passed April 9, 2018)*
- b) Lot 447, Plan 2017-0051 LTO in the Whistle Bend subdivision, located at 12 Sybil Circle, is designated RRx(b) with the special modification being that a garden suite is allowed as a secondary use. *(Bylaw 2022-37 passed November 28, 2022)*

## MAP 17

COPPER RIDGE  
LOGAN, GRANGER



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



0 380  
Meters  
Projection: NAD 1983 UTM Zone 8

Consolidation date:  
September 13, 2024