



103-35 RIVER RIDGE LANE

Area	Whitehorse	Listing Status	Active
Sub Area	Takhini	Possession	Immediate
Postal Code	Y1A 6J9	Condo Fees	\$360
Type	Townhouse	GST	No GST
Style	Two Storey, Townhouse	Current Price	\$464,900
Taxes	\$2,116 (2025)	Sale Price	
MLS®	16983	Sale Date	
Year Built	2010		
Zoning	CM2X		
Local Imp. Tax			
Suite Permit			

INTERIOR FEATURES

Bedrooms	3	# Fireplaces	
Bathrooms	2	Fireplaces Type	
Levels		Heating	Electric
Basement	Crawl	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls	Preserved Wood		
Equip Incl	Dishwasher, Drapes, Microwave, Stove, Refrigerator, Washer, Dryer		
Features	Dishwasher BI		
Flooring			

ROOMS (Sqft Fin: 1,744)

	Bsmt	Main	2nd	Other
Sqft				
Entrance		15'0x5'0		
Living			15'8x13'0	
Dining			15'8x8'6	
Kitchen			13'0x11'6	
Master Bedroom		15'8x12'0		
Bathroom		4pc	3pc	
Bedroom		12'9x9'0	13'6x11'6	
Laundry		8'0x7'0		

LOT & EXTERIOR FEATURES

Lot Area (sqft)	0	Width (ft)	
Lot Area (acres)	0.00	Depth (ft)	
Lot Dimensions			
Roof	Asphalt Shingles		
Exterior Finish	Siding, Other, Vinyl		
Total Parking			
Open Pk Spcs			
Driveway	Paved Drive		
Garage			
Lot			
Outdoor Area	Deck		

LEGAL & MORTGAGE

Legal Desc.	Unit 103, WCC 156, Whitehorse Yukon
Mortgage Info	
Mortgage 1	
Mortgage 2	

Welcome to Stone Ridge, 103-35 River Ridge Lane offers the comfort of a full-sized home without the maintenance. This spacious, well-maintained 3-bed, 2-bath townhouse condo unit features high-grade laminate flooring through the kitchen and living areas, complemented by beautiful natural light and sweeping mountain views. Energy-efficient upgrades include Wi-Fi thermostats for smart temperature control and reduced utility costs. This unit is complimented with two paved and powered parking stalls, plus a designated guest parking area within the complex. Conveniently located just off Range Road, you're moments from downtown, the Canada Games Centre and the Mountain View Golf Club—making work, recreation and daily life easily accessible. A move-in ready home representing a spacious, efficient and flexible opportunity all in one—book your private viewing today. Listed By:URBAN REALTY GROUP

This listing information is provided to you by:

Chris Meger - Broker

☎ 867-335-4868 ✉ chris@urbanrealtygroup.ca 🌐 <http://www.chrismeger.ca>

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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. Nov 25, 2025.



COMPANY 05
Service Agreement Summary Report

Customer Name:	MARCIN,KATHARINA	Premise Address:	103 - 35 RIVER RIDGE LANE	, WHITEHORSE
Payment Account:	05 2171748 1 01 8	District:	0571 - Whitehorse	
Service Agreement:	5110076133	Status:	Active	
Price Group:	1160-Residential Service Hydro Non-Government	Revenue Class:	RES	

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2025-11-03	33	1,031.00	0.00	\$256.71	2025-11-07	ACT
2025-10-01	28	900.00	0.00	\$257.43	2025-10-07	EST
2025-09-03	30	674.00	0.00	\$200.28	2025-09-08	ACT
2025-08-04	32	738.00	0.00	\$216.26	2025-08-08	ACT
2025-07-03	31	836.00	0.00	\$221.24	2025-07-08	ACT
2025-06-02	31	782.00	0.00	\$206.76	2025-06-06	ACT
2025-05-02	30	672.00	0.00	\$180.05	2025-05-07	ACT
2025-04-02	30	881.00	0.00	\$204.26	2025-04-07	ACT
2025-03-03	28	1,189.00	0.00	\$270.75	2025-03-07	ACT
2025-02-03	28	972.00	0.00	\$220.70	2025-02-07	EST
2025-01-06	34	1,613.00	0.00	\$370.53	2025-01-08	ACT
2024-12-03	32	1,658.00	0.00	\$381.14	2024-12-09	ACT
2024-11-01	29	986.00	0.00	\$227.65	2024-11-08	ACT

Building File Report

Date:	November 19, 2025
Legal Description:	Plan: CC156 Lot: UNIT 103 Town: Whitehorse Yukon Territory
Civic Address:	103 - 35 River Ridge Lane 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 - 25418	2010-01-11					2010-04-15
Wire unit						
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

10.6 CM2 Mixed Use Commercial 2

10.6.1 Purpose

To provide a zone for a mix of low intensity commercial and residential uses for the transitional area around the periphery of the downtown commercial core

10.6.2 Principal Uses

- a) business support services
- b) child care centres
- c) commercial schools (excluding heavy equipment)
- d) community gardens and greenhouses
- e) community recreation services
- f) eating and drinking establishments
- g) financial services
- h) fleet services (bus lines only)
- i) funeral services
- j) health services
- k) hostels
- l) hotels
- m) household repair services
- n) housing: multiple, residential care homes, supportive, temporary shelter services
- o) indoor participant recreation services
- p) institutional services
- q) offices
- r) outdoor recreation equipment rentals/sales
- s) parks
- t) personal service establishments
- u) pet clinics
- v) private clubs
- w) religious assemblies
- x) retail services, convenience
- y) retail services, general
- z) retail services, restricted (*Bylaw 2019-08 passed April 8, 2019*)
- aa) scientific and cultural exhibits
- bb) spectator entertainment establishments
- cc) studios

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10.6.3 Secondary Uses

- a) accessory building/structure
- b) bed & breakfast lodgings
- c) boarding and rooming houses
- d) family day homes
- e) garden suites
- f) home-based businesses, major
- g) home-based businesses, minor
- h) living suites

10.6.4 Conditional Uses

- a) housing: single detached, duplex
- b) motels
- c) non-accessory parking
- d) vehicle sales and service

10.6.5 Development Regulations

- a) The minimum lot width is 15.0 m.
- b) The minimum lot area is 464 m².
- c) The maximum floor area ratio is 5.4.
- d) The maximum site coverage is 90%.
- e) The maximum height is 20 m, except where otherwise indicated in Appendix C.
- f) The minimum front yard is 0.0 m.
- g) The minimum side yard is 0.0 m except on a corner lot no structure shall be constructed within a sight triangle.
- h) The minimum rear yard is 0.0 m.
- i) For portions of buildings greater than 20 m in height, upper floors are required to be set back at least 2.0 m from property lines.

10.6.6 Other Regulations

- a) Non-accessory parking is permitted only when a parking area is set back from any adjacent street a minimum of 3.0 m, this area is landscaped and the parking lot is hard-surfaced.
- b) Accessory parking shall be provided to the rear or side of the principal building on the lot with provision for landscaping and screening.
- c) Mixed-use developments shall be permitted in one building or may be permitted in separate buildings on the same lot.
- d) Development in this zone is subject to multiple housing regulations set out in section 6.14.

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- e) New development resulting in new buildings and/or site disturbance that falls within the area specified in Appendix D – Moderate Geo-hazard Area, requires a site-specific geotechnical evaluation in the form and substance acceptable to the City Engineer, and implementation of any mitigation measures required by the City Engineer. (*Bylaw 2013-20 passed July 8, 2013*).
- f) At least 40% of the horizontal distance of each ground floor facade facing a public roadway shall be glazed. (*Bylaw 2013-20 passed July 8, 2013*)
- g) 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 (vehicle oriented businesses, etc.) the parking regulations of section 7; and the sign regulations of section 8.

10.6.7 Special Modifications

- a) A portion of Centennial Street in Porter Creek, as shown on the Zoning Map, is designated CM2x. The special modifications are as follows:
 - (1) The addition of single detached dwellings and gas bars as principal uses
 - (2) Minimum yard setbacks are as follows: front - 6.0 m; rear - 6.0 m; side - 3.0 m;
 - (3) Maximum height is 10.0 m
 - (4) The addition of crematoria as a secondary use to Lots 78 and 79, Porter Creek, Plan 25142 LTO, located at 1101 and 1103 Centennial Street
 - (5) Retail services, restricted are not permitted (*Bylaw 2019-08 passed April 8, 2019*)
 - (6) The maximum density is 60 u/ha. (*Bylaw 2021-14 passed April 13, 2021*)

Notwithstanding the above, the CM2 zone shall apply in its entirety.

- b) Lot 570 Group 804 (35 River Ridge Lane) is designated CM2x, the special modifications being as follows:
 - (1) Minimum yard setbacks are as follows: front - 6.0 m; rear - 6.0 m; side - 3.0 m;
 - (2) Maximum height is 10.0 m.
 - (3) Retail services, restricted are not permitted (*Bylaw 2019-08 passed April 8, 2019*)

Notwithstanding the above, the CM2 zone shall apply in its entirety.

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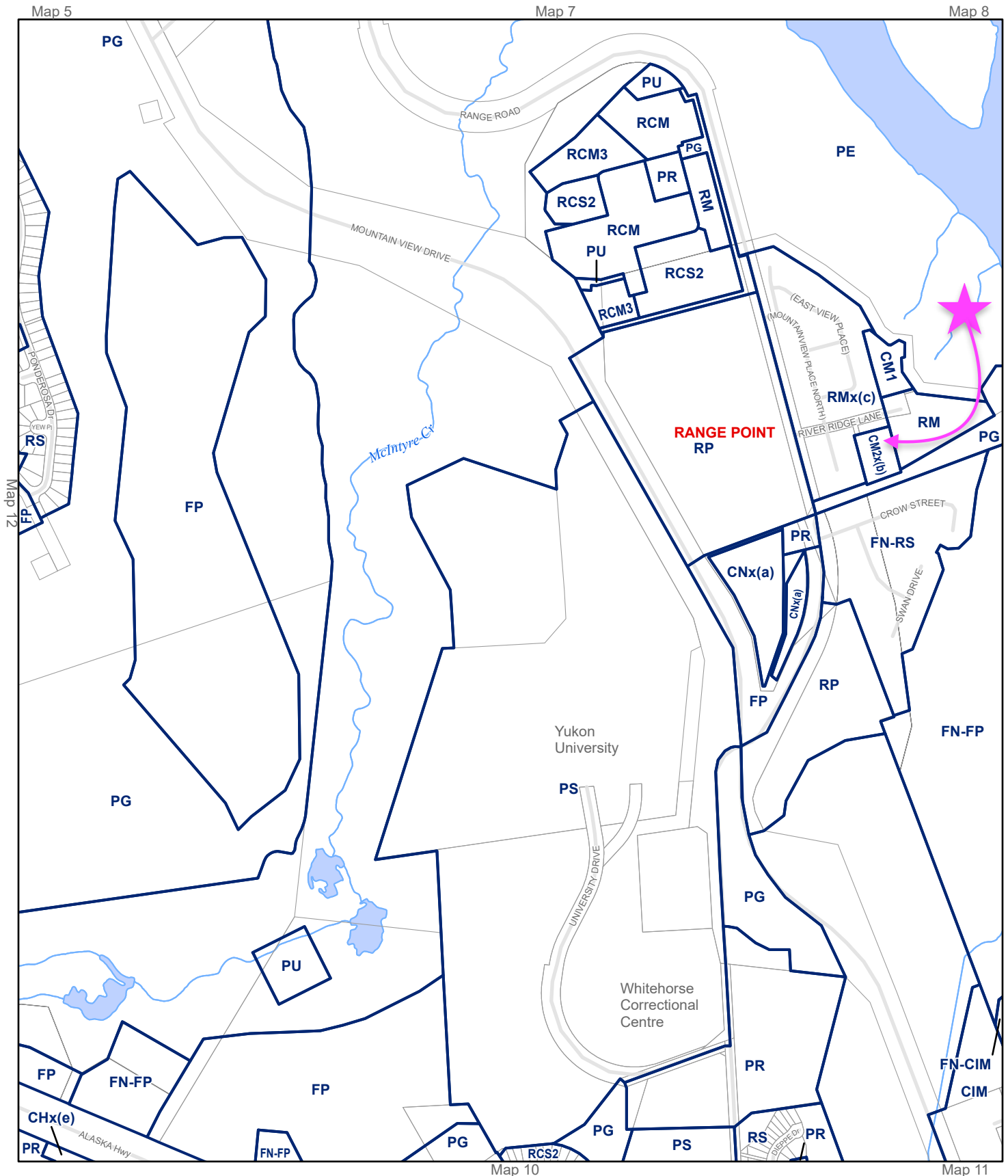
- c) Lot 360, Group 804 in Porter Creek, located at 1307 and 1313 Centennial Street, is designated CM2x, the special modifications being as follows:
- (1) The addition of single detached dwellings, and gas bars as principal uses
 - (2) Minimum yard setbacks are as follows: front - 6.0 m; rear - 3.0 m; side - 3.0 m;
 - (3) Maximum building height is 17.5 m
 - (4) Retail services, restricted are not permitted (*Bylaw 2019-08 passed April 8, 2019*)
- Notwithstanding the above, the CM2 zone shall apply in its entirety.
- d) Lot 14, Block 13 and a portion of the adjacent lane remainder located at 206-208 Hanson Street in the Downtown area are designated CM2x, the special modification being that site coverage shall be increased to 95%.
- e) Lots 3 and 4 Block 113 in the Downtown area, located at 406-408 Cook Street, are designated CM2x, the special modification being that only seniors housing is permitted as a principal use.
- f) Lot 6, Block E, Plan 19005, located at 4041 Fourth Avenue, and Lot 13, Block E, Plan 91-104, located at 308 Hoge Street, are designated CM2x with the special modification being that the maximum fence height in the front yard is 2.13 m. (*Bylaw 2013-33 passed August 12, 2013*)
- g) Lot 10, Block 21, Plan 3807 LTO, located at 305 Hawkins Street, is designated CM2x, with the special modifications being that the minimum off-street parking requirement is five spaces and that private amenity space requirements are waived. (*Bylaw 2016-45 passed January 16, 2017*)
- h) A portion of Downtown Whitehorse located west of Fourth Avenue and south of Main Street is designated CM2x with the special modification being that retail services, restricted is not a permitted use. (*Bylaw 2019-08 passed April 8, 2019*)
- i) The 2.2-hectare area located south of Lots 542-548, Plan 2019-0003 LTO YT in the Whistle Bend area, is designated CM2x(i) with the special modification being that density for residential developments is limited to 30 units per hectare, applied per lot. (*Bylaw 2022-43 passed January 16, 2023*)
- j) Lot 13, Block 13, Plan 77464 LTO YT, located at 2086 Second Avenue in the Downtown area, is designated CM2x(i) with the special modifications being: Notwithstanding section 10.6.5 of this bylaw, the following provision applies:
- (1) The maximum building height is 25 m. (*Bylaw 2024-09 passed March 11, 2024*)

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- k) Amended Parcel C Plan Number 65281 CLSR, located at 4210 4th Avenue in the Downtown area, is designated CM2x(j) with the special modifications being:
- (1) Commercial uses are not permitted above the first storey, except for home-based businesses in residential uses; and
 - (2) Any commercial use must be accompanied with the development of an allowable residential use.
 - (3) The maximum height is 30 m.
- (Bylaw 2024-25 passed June 24, 2024)

MAP 9

YUKON UNIVERSITY
RANGE POINT



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.



0 440
Meters

Projection: NAD 1983 UTM Zone 8

Consolidation date:
September 13, 2024