

MODERN & EFFICIENT 1-BEDROOM CONDOMINIUM

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#2-1107 5TH AVENUE, DAWSON CITY
OFFERED AT \$319,900
MLS #17049

Welcome to 2-1107 5th Avenue, located in the historic core of Dawson City. This energy efficient, low maintenance 1-bedroom, 1-bathroom home offers 550 sq. ft. of comfortable living with durable, modern finishes throughout. The interior features vinyl plank flooring, bright white cabinetry with thermofoil doors, laminate countertops, louvered closet doors, full window coverings, and modern appliances including fridge, stove, dishwasher, and in-suite washer/dryer. Step outside onto the 206 sq. ft. deck—perfect for summer evenings. Exterior features include long-lasting vinyl windows, 6" cove siding, wood railings, and a corrugated natural metal roof built for Yukon conditions. Includes 1 outdoor parking spot and access to a communal garden area. Just a short walk to the Yukon Spa, Rec Centre, Palace Theatre, Front Street, and all Dawson amenities—an ideal income property or personal retreat.



“ Attractive, comfortable living space with durable construction and modern finishes throughout. ”



Chris Meger

REALTOR®

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	2-1107 5TH AVENUE		
	Area Sub Area Postal Code Type Style Taxes MLS® Year Built Zoning Local Imp. Tax Suite Permit	Dawson City DC Dawson City Y0B 1G0 Fourplex Apartment \$1,638 (2025) 17049 2022 R2	Listing Status Possession Condo Fees GST Current Price Sale Price Sale Date
			Active Negotiable \$220 No GST \$319,900

INTERIOR FEATURES

Bedrooms	1	# Fireplaces	
Bathrooms	1	Fireplaces Type	
Levels	1	Heating	Electric
Basement		Water	Elec Water Heater, Water Heater Incl
Bsmt Walls			

Equip Incl **Dishwasher, Stove, Refrigerator, Washer, Dryer**

Features
Flooring

ROOMS (Sqft Fin: 550)

	Bsmt	Main	2nd	Other
Sqft				
Entrance				
Living		20'1x18'7		
Dining				
Kitchen				
Master Bedroom		11'10x10'10		
Bathroom		4pc		

LOT & EXTERIOR FEATURES

Lot Area (sqft)	0	Width (ft)	
Lot Area (acres)	0.00	Depth (ft)	
Lot Dimensions			
Roof	Metal		
Exterior Finish	Siding		
Total Parking			
Open Pk Spcs			
Driveway	Gravel Drive		
Garage	No Garage		
Lot	Flat, Fences some, Corner		
Outdoor Area	Patio, Lawn Back, Garden Area		

LEGAL & MORTGAGE

Legal Desc.	Unit 2, CC295, Ladue Estate, Dawson, YT Plan No. 100043581
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

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This listing information is provided to you by:

Chris Meger - Broker

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URBAN REALTY GROUP

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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. Feb 2, 2026.



#2-1107 5th Avenue, Dawson City — Electricity Consumption Report

CM- SVCACCSM

CCS DATE 2026-01-27

COMPANY 04
Service Agreement Summary Report

Page 1
Run Date 2026-01-27
Run Time 16:53:21 PM

Customer Name:
Payment Account: 04 3522092 1 01 6
Service Agreement: 4090033739 Status: Active
Price Group: 1160-Residential Service Hydro Non-Government

Premise Address: 2 - 1107 5TH AVE , DAWSON CITY
District: 0512 - Dawson City
Revenue Class: RES

Last 12 Months = \$2,403.61

Average = \$200.30/month

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2026-01-05	34	865.00	0.00	\$222.35	2026-01-09	EST
2025-12-02	29	1,095.00	0.00	\$273.86	2025-12-08	ACT
2025-11-03	31	999.00	0.00	\$248.23	2025-11-10	ACT
2025-10-03	29	643.00	0.00	\$191.09	2025-10-08	ACT
2025-09-04	31	592.00	0.00	\$179.63	2025-09-09	ACT
2025-08-04	32	603.00	0.00	\$182.26	2025-08-11	ACT
2025-07-03	30	548.00	0.00	\$154.69	2025-07-09	ACT
2025-06-03	32	448.00	0.00	\$130.26	2025-06-09	ACT
2025-05-02	31	626.00	0.00	\$169.61	2025-05-08	ACT
2025-04-01	26	724.00	0.00	\$172.17	2025-04-08	ACT
2025-03-06	30	1,122.00	0.00	\$254.98	2025-03-10	ACT
2025-02-04	28	991.00	0.00	\$224.48	2025-02-10	ACT
2025-01-07	34	836.00	0.00	\$193.65	2025-01-09	ACT



Building File Report

Date:	January 26, 2026
Legal Description:	Plan: 8338A Block: R Lot: 8 Town: Dawson City Subdivision: Ladue Estate Yukon Territory
Civic Address:	1107 5th Avenue Dawson City

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Building Permit - 2021-0158-B	2021-06-01					2022-02-14
Construct a 4-plex residential building						
Temporary Electrical Permit - 2021-0930-E	2021-06-11					2022-03-31
Temporary service						
Plumbing Permit - 2021-0089-P	2021-07-21					2021-12-16
Install plumbing in 4-plex						
Electrical Permit - 2021-1483-E	2021-08-31					2022-06-28
Wire house meter and panel						
Electrical Permit - 2021-1484-E	2021-08-31					2022-01-19
Wire unit 1						
Electrical Permit - 2021-1485-E	2021-08-31					2022-01-19
Wire unit 2						
Electrical Permit - 2021-1486-E	2021-08-31					2022-01-20
Wire unit 3						
Electrical Permit - 2021-1487-E	2021-08-31					2022-01-19
Wire unit 4						
Electrical Permit - 2024-1760-E	2024-10-21					2024-10-31
Install heat trace to sewer line						

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

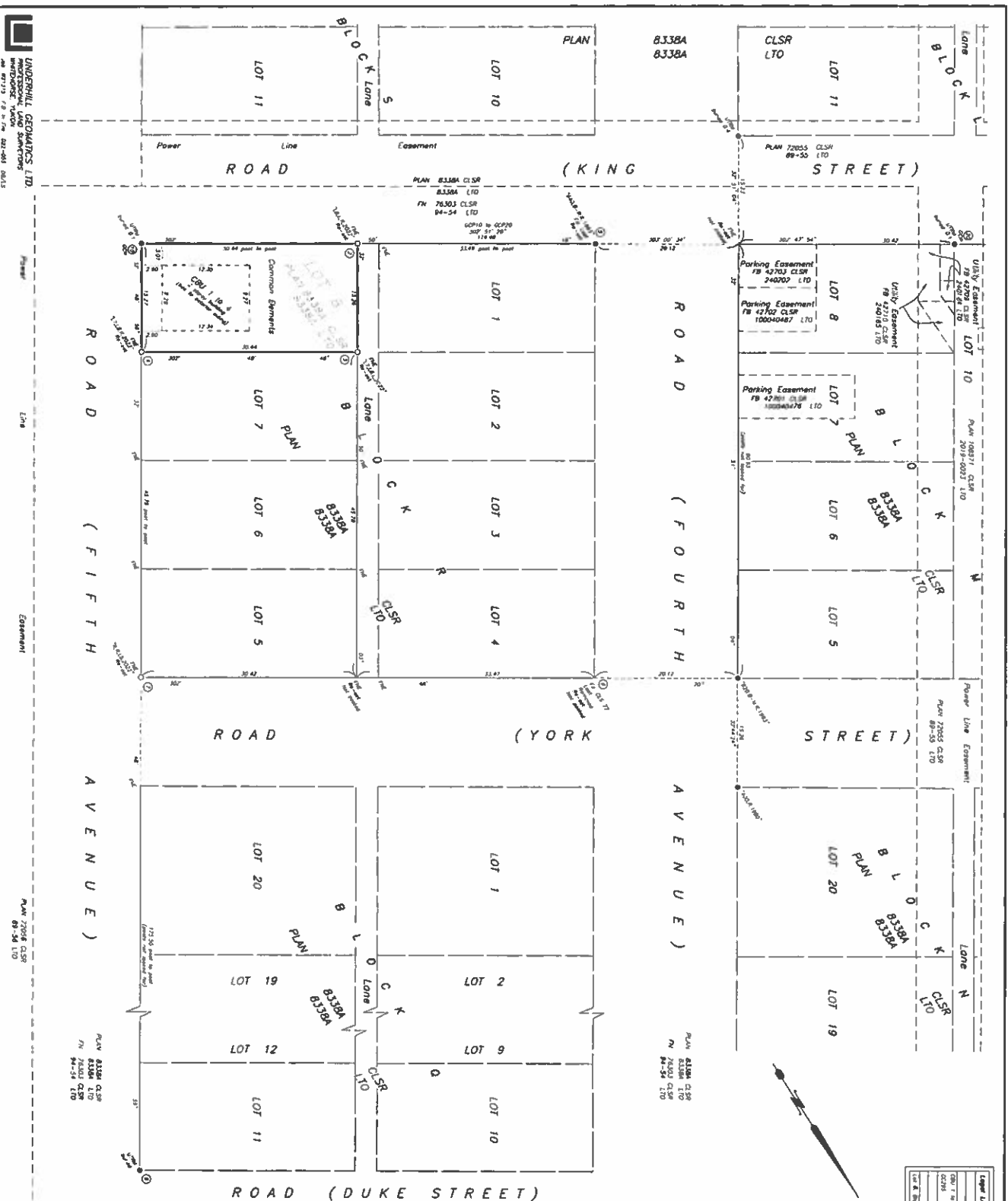
NOTE: Cancelled/Lapsed Permits - due to inactivity or at request of owner

**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



Upper Level Descriptor (ULD) Correlation Table		Table of Mathematics	
		Indicating Proficiency	C or F
Describe Proficiency			
Competency L12	3 Digits L12		1000237.8
(CMU) 1 to 4 and Operations Fluency	(CMU) 700710500	Indicating Proficiency	
C2365			
Competency Proficiency			
Competency L12	5 Digits L12		
(CMU) 1 to 4 and Operations Fluency	(CMU) 700710500	Indicating Proficiency	
C2365			
Competency Proficiency			

UNIT COORDINATES ANALYSIS				COORDINATE INFLUENCE
PDB001 0002 2004 7, 141 WEST				
STATION	WORTHING	EXETER	GLIMCROSS	
GCN 12	210.000 1.0	210.000 1.2	212.24	0.000000
GCN 27	210.000 0.0	210.000 0.0	212.24	0.000000
Coordinates of GPS 12 are identical with station coordinates. Coordinates of GPS 27 are identical with station coordinates. Coordinates of Glimcross are identical with station coordinates.				
Coordinates of GPS 12 are identical with station coordinates. Coordinates of GPS 27 are identical with station coordinates. Coordinates of Glimcross are identical with station coordinates.				
Coordinates of GPS 12 are identical with station coordinates. Coordinates of GPS 27 are identical with station coordinates. Coordinates of Glimcross are identical with station coordinates.				

[illegible]

TOTAL AREA OF CONDOMINIUM	
BUILDING FOOTPRINTS	114.5m ²
COMMON ELEMENTS (known as building footprint)	350.7m ²
TOTAL LOT AREA	465.6m ²

CANADA LANDS SURVEYS RECORDS
111136
Date: May 12 2012

YUKON LTO PLAN NO.
100043581

SHEET 1 OF 5
PLAN OF SURVEY OF
CONDOMINIUM
(JACKSON CONDOMINIUM CORPORATION NO. 295)
CONSISTING OF
CONVENTIONAL BUILDING UNITS 1 TO 4
AND

COMMON ELEMENTS

(COMPRISING LOT 8, BLOCK R, PLAN 83384 CLR, 83384 LTO)

CITY OF DAWSON

Yukon Land Title Registry generated Legal Land Designators are shown in the Correlation Table.



THIS SURVEY WAS EXECUTED DURING THE PERIOD JANUARY 11, 2022 TO APRIL 27, 2022 BY G.C.(CARL) FRIESEN, C.L.S.

LEGEND:

Readings are UTM East, derived from a local flying differential radio beacon (FDRB) between GCP10 and GCP20 and are referred to the centroid location of UTM Zone 7, (10°1'N).

Q.5.77 How placed upon this

Contingency table with 2 by 2 rows bounded by

Procedural for all known drugs

CHILDREN'S LITERATURE IN PAPER BOOKS

Trees to Building and Ellis are perpendicular

4. A.C.F. from Canada Land Survey

Table 1. Mean values of variables measured during the study

2

CEPTEGA TE NE

[illegible]

of the City of Baltimore, Md., do hereby certify that

Canada, as required by the Condominium Act, as requested by the owner of the building represented by this plan.

154

Registration Number 012

111

ASPHONET

2

1000000

1

Project #00217005
ACLS Checksum #916