

	4 CARLISLE PLACE		
	Area	Whitehorse	Listing Status Active
	Sub Area	Copper Ridge	Possession Negotiable
	Postal Code	Y1A 6V4	Condo Fees
	Type	Single Family	GST No GST
	Style	Bi-Level	Current Price \$699,000
	Taxes		Sale Price
	MLS®	17182	Sale Date
	Year Built	2004	
	Zoning	RS	
	Local Imp. Tax		
	Suite Permit		

INTERIOR FEATURES

Bedrooms	3	# Fireplaces	
Bathrooms	2	Fireplaces Type	
Levels		Heating	Forced Air
Basement	Basement	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls	Preserved Wood		

Equip Incl	Dishwasher, Stove, Refrigerator, Washer, Storage Shed, Dryer
Features	Dishwasher BI
Flooring	

ROOMS (Sqft Fin: 1,900)

	Bsmt	Main	2nd	Other	LOT & EXTERIOR FEATURES	
Sqft					Lot Area (sqft) 6,440	Width (ft) 56
Entrance					Lot Area (acres) 0.1478	Depth (ft) 115
Living		13'2x12'9			Lot Dimensions	
Dining		12'5x10'11			Roof	Asphalt Shingles
Kitchen		10'11x9'1			Exterior Finish	Siding, Vinyl
Master Bedroom		11'5x10'11			Total Parking	
Bathroom	4pc	4pc			Open Pk Spcs	
Bedroom	13'3x12'2	12'2x10'1			Driveway	Gravel Drive, RV Parking
Rec Room	16'1x15'7				Garage	No Garage
Storage	8'1x4'11				Lot	Flat, Fences complete, Rectangular
Laundry	11'1x11'0				Outdoor Area	Patio, Deck, Fenced, Lawn Back, Trees/Shrubs, Garden Area, School Bus

LEGAL & MORTGAGE

Legal Desc.	Lot 632, Plan No. 2003-0187, Copper Ridge, Whitehorse Yukon
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Welcome to this well-appointed 3 bedroom, 2 bath bi-level home in a prime Copper Ridge location. The bright upper level features bamboo hardwood floors, an open kitchen with island, new stainless steel appliances, and direct deck access off the dining area—perfect for entertaining. Cork flooring adds warmth to the upper bedrooms, while triple pane windows enhance efficiency and comfort. The fully finished lower level offers a spacious rec room, wet bar, third bedroom, full bath, dedicated storage room, and walkout laundry/mechanical area. Outside, enjoy a landscaped and fully fenced yard with greenhouse, raised planter beds, and storage shed. Gravel driveway with RV parking and room for all your toys. Close to parks, trails, and outdoor recreation. The layout lends itself well to future suite potential if desired. Call today for your personal tour and complete information package. 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>

URBAN REALTY GROUP

☎ 867-335-4868 ✉ 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 20, 2026.



Customer Name:

Payment Account:

Service Agreement:

Price Group:

05 4439965 1 01 2

8390063053

Status: Active

1160-Residential Service Hydro Non-Government

Premise Address:

District:

Revenue Class:

4 CARLISLE PL

0571 - Whitehorse

RES

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WHITEHORSE

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2026-03-11	29	1,100.00	0.00	\$275.33	2026-03-19	EST
2026-02-10	28	903.00	0.00	\$225.49	2026-02-17	EST
2026-01-13	34	1,122.00	0.00	\$292.06	2026-01-19	EST
2025-12-10	27	903.00	0.00	\$227.29	2025-12-16	EST
2025-11-13	30	1,185.00	0.00	\$297.94	2025-11-18	ACT
2025-10-14	32	1,072.00	0.00	\$287.63	2025-10-17	ACT
2025-09-12	30	807.00	0.00	\$234.19	2025-09-17	ACT
2025-08-13	30	481.00	0.00	\$151.54	2025-08-19	ACT
2025-07-14	33	1,016.00	0.00	\$271.57	2025-07-17	ACT
2025-06-11	29	914.00	0.00	\$237.01	2025-06-17	ACT
2025-05-13	32	1,065.00	0.00	\$270.96	2025-05-16	ACT
2025-04-11	30	1,191.00	0.00	\$281.84	2025-04-16	ACT
2025-03-12	28	1,119.00	0.00	\$254.29	2025-03-18	ACT

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2025-02-12	28	808.00	0.00	\$188.08	2025-02-18	ACT
2025-01-15	34	1,399.00	0.00	\$320.17	2025-01-17	ACT

Fuel Yukon
Sales by Customer Detail
January through December 2025

Type	Date	Num	Item Description	Qty	Net Amount	Sales Tax Amount	Gross Amount	Ship To Address 2
Invoice	2025-01-03	66459	Arctic Stove Heating Oil	298	440.44	22.02	462.46	4 Carlisle Place
Invoice	2025-01-28	67046	Arctic Stove Heating Oil	172.7	282.02	14.10	296.12	4 Carlisle Place
Invoice	2025-02-25	67758	Arctic Stove Heating Oil	252.5	401.98	20.10	422.08	4 Carlisle Place
Invoice	2025-03-25	68366	Arctic Stove Heating Oil	145.4	215.19	10.76	225.95	4 Carlisle Place
Invoice	2025-04-23	68891	Arctic Stove Heating Oil	99.4	146.02	7.30	153.32	4 Carlisle Place
Invoice	2025-11-12	70970	Arctic Stove Heating Oil	364.5	575.18	28.76	603.94	4 Carlisle Place
Invoice	2025-12-09	71659	Arctic Stove Heating Oil	210.6	300.74	15.04	315.78	4 Carlisle Place
				1,543.1	2,361.57	118.08	2,479.65	
TOTAL				1,543.1	2,361.57	118.08	2,479.65	

Building File Report

Date:	April 16, 2026
Legal Description:	Plan: 2003-0187 Lot: 632 Town: Whitehorse Subdivision: Copper Ridge Yukon Territory
Civic Address:	4 Carlisle Place 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 - 19091	2004-04-16					2004-09-06
Wire SFD						
Electrical Permit - 29945	2011-09-29					2012-02-01
Basement renovation and replace receptacles						
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

9.15 RS Residential Single Detached

9.15.1 Purpose

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

9.15.2 Principal Uses

- a) community gardens and greenhouses
- b) housing: single detached, duplex, multiple, residential care homes (*Bylaw 2024-16 passed April 22, 2024*)
- c) parks

9.15.3 Secondary Uses

- a) accessory building/structure
- b) bed and breakfast lodging (two rooms)
- c) family day homes
- d) garden suites
- e) home based businesses, minor
- f) living suites

9.15.4 Conditional Uses

- a) child care centres
- b) family day homes (in an accessory building)
- c) home based businesses, major
- d) housing: supportive
- e) mobile homes

9.15.5 Development Regulations

- a) the minimum lot width is 14.0 m.
- b) the minimum lot width for a side-by-side duplex on separate, adjacent lots is 10.0 m.
- c) the minimum lot area for single detached, duplex, and multiple housing is 462 m². (*Bylaw 2024-16 passed April 22, 2024*)
- d) the minimum lot area for duplex housing where each unit is on a separate fee simple lot is 372 m². (*Bylaw 2024-16 passed April 22, 2024*)
- e) the maximum site coverage is 40%. The maximum site coverage may be increased to 50% if more than one dwelling unit is provided. (*Bylaw 2024-16 passed April 22, 2024*)
- f) the maximum height is 10.0 m.
- g) the minimum front yard setback is 6.0 m.
- j) the minimum side yard setback is 3.0 m on one side and 1.5 m on the other side except that:
 - (1) where there is access to the rear of the lot by a lane, the side yard setback requirement may be reduced to 1.5 m on both sides; and

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

- (2) in the case of a side-by-side duplex on separate, adjacent lots, one side yard setback may be reduced to zero and the other shall be 3.0 m; and
 - (3) where more than one dwelling unit is provided, the side yard setbacks may be reduced to 1.5 m on both sides. (*Bylaw 2024-16 passed April 22, 2024*)
 - k) the corner lot setback is 6.0 m from each street and 1.5 m from all other sides.
 - l) the minimum rear yard setback is 3.0 m.
- 9.15.6 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) Lots with a dwelling that is attached to another dwelling on a separate adjacent lot (e.g., duplex with each unit on a separate fee simple lot) cannot build up to four units, but can provide up to two suites. (*Bylaw 2024-16 passed April 22, 2024*)
 - c) Mobile homes must have continuous skirting that is complementary to the siding of the home. In addition the building grade must allow a continuous roofline on any addition that is attached to the mobile home.
 - d) The placement of mobile homes is restricted to homes no older than ten years old.
 - e) 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*)
- 9.15.7 Special Modifications
- a) Lot 809 Copper Ridge, located at 25 Winze Place in the Copper Ridge Subdivision, is designated RSx with the special modification being that duplex homes are not allowed.
 - b) Lot 25, Quad 105D/11, located at 157 Falaise Place in Takhini West, is designated RSx with the special modification being that the minimum front yard setback is 4.9 m.
 - c) Lot 108, Takhini East Subdivision, located at 1 Vimy Place, is designated RSx with the special modification being that the minimum front yard setback is 3.0 m.
 - d) Lot 21, Block 211, Plan 26173, located at 21 McQuesten Road, is designated RSx with the special modification being that a triplex is permitted as a principal use.
 - e) A portion of Lot 1608, Porter Creek Subdivision, located at 1805 Birch Street, is designated RSx with the special modification being that mobile homes are permitted as a principal use. (*Bylaw 2022-36 passed November 14, 2022*)

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

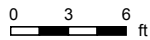
- f) Lot 603, Plan 32022 LTO in the Porter Creek Subdivision, located at 11 Oak Street, is designated RSx(f) with the special modification being that the rear yard setback for a garden suite is 0.9 metres. (*Bylaw 2022-38 passed December 12, 2022*)

4 Carlisle Pl, Whitehorse, YT

Main Building: Total Exterior Area Above Grade 950.47 sq ft



2nd Floor
Exterior Area 950.47 sq ft



Basement (Below Grade)
Exterior Area 949.17 sq ft



PREPARED: 2026/04/20

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



4 Carlisle Pl, Whitehorse, YT

2nd Floor Exterior Area 950.47 sq ft
Interior Area 887.41 sq ft



0 3 6
ft

PREPARED: 2026/04/20

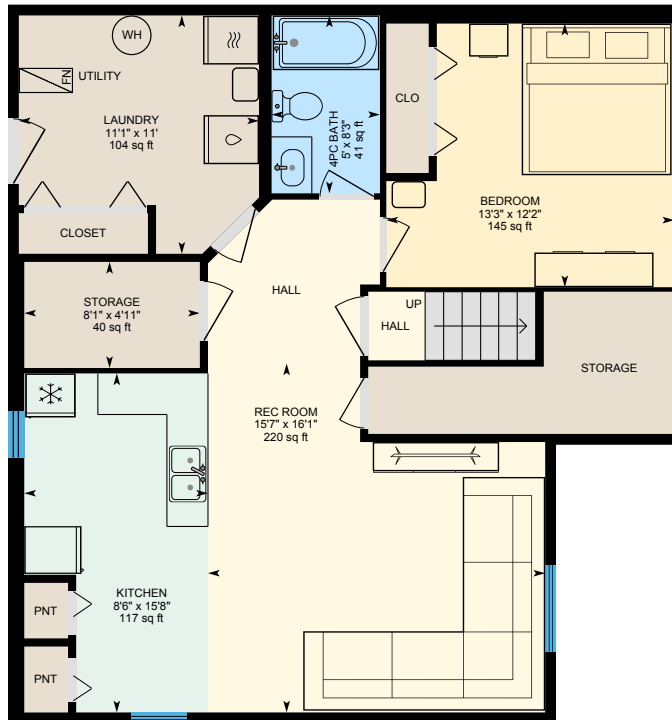


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

4 Carlisle Pl, Whitehorse, YT

Basement (Below Grade) Exterior Area 949.17 sq ft
Interior Area 886.22 sq ft



0 3 6
ft

PREPARED: 2026/04/20



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

4 Carlisle Pl, Whitehorse, YT

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

2ND FLOOR

4pc Bath: 8'5" x 7'11" | 57 sq ft
Bedroom: 10'1" x 12'2" | 107 sq ft
Dining: 10'11" x 12'5"
Kitchen: 10'11" x 9'1" | 89 sq ft
Living: 13'2" x 12'9" | 167 sq ft
Primary: 10'11" x 11'5" | 125 sq ft

BASEMENT

4pc Bath: 5' x 8'3" | 41 sq ft
Bedroom: 13'3" x 12'2" | 145 sq ft
Kitchen: 8'6" x 15'8" | 117 sq ft
Laundry: 11'1" x 11' | 104 sq ft
Rec Room: 15'7" x 16'1" | 220 sq ft
Storage: 8'1" x 4'11" | 40 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

2ND FLOOR

Interior Area: 887.41 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 950.47 sq ft

BASEMENT (Below Grade)

Interior Area: 886.22 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 949.17 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 887.41 sq ft
Exterior Area: 950.47 sq ft

4 Carlisle Pl, Whitehorse, YT

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

