

	213 RAINBOW ROAD	
	Area Whitehorse Sub Area Crestview Postal Code Y1A 5H8 Type Single Family Style Two Storey Taxes \$2,638 (2026) MLS® 17289 Year Built 1989 Zoning RS Local Imp. Tax Suite Permit	Listing Status Active Possession STVSAA Condo Fees GST No GST Current Price \$779,000 Sale Price Sale Date

INTERIOR FEATURES

Bedrooms	5	# Fireplaces	
Bathrooms	2	Fireplaces Type	Wood
Levels		Heating	Forced Air, Propane
Basement	Basement, Slab	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls	Preserved Wood		
Equip Incl	Dishwasher, Microwave, Stove, Refrigerator, Washer, Storage Shed, Dryer		
Features	Dishwasher BI		
Flooring			

ROOMS (Sqft Fin: 2,168)

	Bsmt	Main	2nd	Other
Sqft				
Entrance		16'0x6'10		
Living			13'5x12'9	
Dining			11'5x9'10	
Kitchen			9'8x8'2	
Master Bedroom			11'7x11'3	
Bathroom		3pc	4pc	
Bedroom		10'0x9'8	11'7x9'4	
Bedroom		12'0x10'10	11'7x9'4	
Rec Room		19'6x14'5		
Laundry		11'1x10'5		

LOT & EXTERIOR FEATURES

Lot Area (sqft)	7,750	Width (ft)	
Lot Area (acres)	0.1779	Depth (ft)	
Lot Dimensions			
Roof	Asphalt Shingles		
Exterior Finish	Siding, Wood, Vinyl		
Total Parking			
Open Pk Spcs			
Driveway	Gravel Drive, RV Parking		
Garage	No Garage		
Lot	Flat, Gently Rolling, Fences complete, Rectangular		
Outdoor Area	Deck, Fenced, Lawn Front, Lawn Back, Trees/Shrubs, School Bus		

LEGAL & MORTGAGE

Legal Desc.	Lot 2, Block 11, Plan No. 53422 Crestview Whitehorse YT
Mortgage Info	
Mortgage 1	
Mortgage 2	

Welcome to this spacious and very well-maintained Crestview home offering over 2,000 sq ft of finished living space and an ideal family-friendly layout. Featuring 5 bedrooms and 2 bathrooms, the upper level hosts 3 bedrooms including a generous primary suite with direct access to the main bath. The beautifully updated kitchen flows into the dining and living areas, highlighted by solid maple hardwood flooring and elevated views of Cap Creek Ridge. Positioned above the street, the home captures excellent natural light year-round. The fully developed lower level features 2 bedrooms, and offers the flexibility of an in-law suite, ideal for extended family, guests, teenagers, or future rental potential. Recent upgrades include a new upper level kitchen, asphalt roof, triple pane windows and new exterior doors. Large fenced, landscaped yard with greenhouse and covered rear deck and patio make this a must see in today's market! 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. May 25, 2026.



CM- SVCACCSM

COMPANY 05
Service Agreement Summary Report

Page 1
Run Date 2026-05-20
Run Time 19:42:40 PM

CCS DATE 2026-05-20

213 Rainbow Road — Electricity Consumption Report

Customer Name:

Payment Account:

Service Agreement:

Price Group:

05 0004066 3 01 2

5850046409

Status: Active

1160-Residential Service Hydro Non-Government

Premise Address:

District:

Revenue Class:

213 RAINBOW RD

0571 - Whitehorse

RES

,

WHITEHORSE

Last 12 Months = \$6,342.85 Average = \$528.57/month

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2026-05-01	30	1,967.00	0.00	\$629.62	2026-05-08	ACT
2026-04-01	29	2,521.00	0.00	\$693.16	2026-04-10	ACT
2026-03-03	29	1,843.00	0.00	\$492.14	2026-03-09	EST
2026-02-02	27	1,714.00	0.00	\$454.49	2026-02-09	EST
2026-01-06	34	2,945.00	0.00	\$792.68	2026-01-09	ACT
2025-12-03	29	2,009.00	0.00	\$518.34	2025-12-08	ACT
2025-11-04	32	2,016.00	0.00	\$520.23	2025-11-10	ACT
2025-10-03	29	1,643.00	0.00	\$452.26	2025-10-08	ACT
2025-09-04	30	1,451.00	0.00	\$402.52	2025-09-09	ACT
2025-08-05	32	1,710.00	0.00	\$471.08	2025-08-11	ACT
2025-07-04	31	1,784.00	0.00	\$452.08	2025-07-09	ACT
2025-06-03	29	1,858.00	0.00	\$464.25	2025-06-09	ACT
2025-05-05	34	2,025.00	0.00	\$500.78	2025-05-08	ACT

CM- SVCACCSM

CCS DATE 2026-05-20

COMPANY 05
Service Agreement Summary Report

Page 2
Run Date 2026-05-20
Run Time 19:42:40 PM

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2025-04-01	28	1,724.00	0.00	\$397.78	2025-04-08	EST
2025-03-04	28	2,193.00	0.00	\$507.01	2025-03-10	ACT
2025-02-04	28	1,739.00	0.00	\$400.18	2025-02-10	EST
2025-01-07	34	2,666.00	0.00	\$621.97	2025-01-09	ACT

Superior Propane

700 Jamieson Pkwy #102, Cambridge, ON N3C 4N6

User Name: delawskj

Transaction Report

20-May-2026

9:17 pm

Cust# 2283802

Date Type: Event Date

213 RAINBOW RD

Transactions from 05/01/2024 thru 05/20/2026

WHITEHORSE, YT Y1A-5H8

Current Balance: 0.00

213 Rainbow Road — Propane Consumption Report

Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
03/18/2026	408	MASTERCARD PAYMENT/PMT	3330599				-610.18	0.00
03/04/2026	231	TRANSP FEE/FRAIS TRANSP	352109				18.85	610.18
03/04/2026	230	HAZMAT FEE/FRAIS MAT. DAN	352109				13.60	591.33
03/04/2026	1	BULK PROPANE EN VRAC	352109	Tank 1	565.20	.973500	577.73	577.73
01/22/2026	408	MASTERCARD PAYMENT/PMT	3265982				-606.81	0.00
01/19/2026	231	TRANSP FEE/FRAIS TRANSP	961230				18.85	606.81
01/19/2026	230	HAZMAT FEE/FRAIS MAT. DAN	961230				13.60	587.96
01/19/2026	1	BULK PROPANE EN VRAC	961230	Tank 1	561.90	.973500	574.36	574.36
12/12/2025	408	MASTERCARD PAYMENT/PMT	3214920				-576.65	0.00
12/10/2025	231	TRANSP FEE/FRAIS TRANSP	966061				18.85	576.65
12/10/2025	230	HAZMAT FEE/FRAIS MAT. DAN	966061				13.60	557.80
12/10/2025	1	BULK PROPANE EN VRAC	966061	Tank 1	532.40	.973500	544.20	544.20
10/28/2025	408	MASTERCARD PAYMENT/PMT	3165602				-525.20	0.00
10/16/2025	408	MASTERCARD PAYMENT/PMT	3154874				-151.20	525.20
10/13/2025	231	TRANSP FEE/FRAIS TRANSP	146797				18.85	676.40
10/13/2025	230	HAZMAT FEE/FRAIS MAT. DAN	146797				13.60	657.55
10/13/2025	1	BULK PROPANE EN VRAC	146797	Tank 1	526.70	.891000	492.75	643.95
10/01/2025	213	TANK RENTAL/LOCATION RESI	1867556	Service 1			151.20	151.20
03/31/2025	408	MASTERCARD PAYMENT/PMT	2992907				-682.33	0.00
03/14/2025	231	TRANSP FEE/FRAIS TRANSP	849943				18.85	682.33
03/14/2025	230	HAZMAT FEE/FRAIS MAT. DAN	849943				13.60	663.48
03/14/2025	1	BULK PROPANE EN VRAC	849943	Tank 1	609.90	.891000	649.88	649.88
01/10/2025	408	MASTERCARD PAYMENT/PMT	2902734				-764.79	0.00

* The balance column reflects a running balance based on the transactions selected and order in which they are posted. Whenever the selection criteria include a date range, and the transactions involved have not been posted in event date order, the running balance shown here may differ from other transaction history screens and documents.

Cust# 2283802

Date Type: Event Date

213 RAINBOW RD

Transactions from 05/01/2024 thru 05/20/2026

WHITEHORSE, YT Y1A-5H8

Current Balance: 0.00

Event Date	Posting Code	Description	Reference#	TLS	Units	Ppu	Amount	*Balance
01/03/2025	231	TRANSP FEE/FRAIS TRANSP	861430				18.85	764.79
01/03/2025	230	HAZMAT FEE/FRAIS MAT. DAN	861430				13.60	745.94
01/03/2025	1	BULK PROPANE EN VRAC	861430	Tank 1	687.30	.891000	732.34	732.34
11/13/2024	408	MASTERCARD PAYMENT/PMT	2838125				-771.19	0.00
11/01/2024	231	TRANSP FEE/FRAIS TRANSP	532612				18.32	771.19
11/01/2024	230	HAZMAT FEE/FRAIS MAT. DAN	532612				13.07	752.87
11/01/2024	1	BULK PROPANE EN VRAC	532612	Tank 1	694.30	.891000	739.80	739.80
10/31/2024	408	MASTERCARD PAYMENT/PMT	2825665				-151.20	0.00
10/01/2024	213	TANK RENTAL/LOCATION RESI	1337897	Service 1			151.20	151.20
Totals:							Debits: 4,839.55	
							Credits: -4,839.55	
Units: 4177.70							Net: 0.00	

Last 24 Months Consumption = 4,177.7 litres

Average = 174 litres/month

Building File Report

Date:	May 21, 2026
Legal Description:	Plan: 53422 Block: 11 Lot: 2 Town: Whitehorse Subdivision: Crestview Yukon Territory
Civic Address:	213 Rainbow Road 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 - 11801	1989-04-07					2002-12-06
Wire house						
Gas Permit - 3779	2002-02-11					2002-02-14
Water heater, furnace & 1 x 500						
Gas Permit - 6736	2010-08-01					
Tank swap 1 x 500						
Electrical Permit - 34129	2014-06-23					2014-06-25
Basement kitchenette and upstairs						
Electrical Permit - 2023-1091-E	2023-08-22					2023-10-17
Wire hot tub						
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.

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

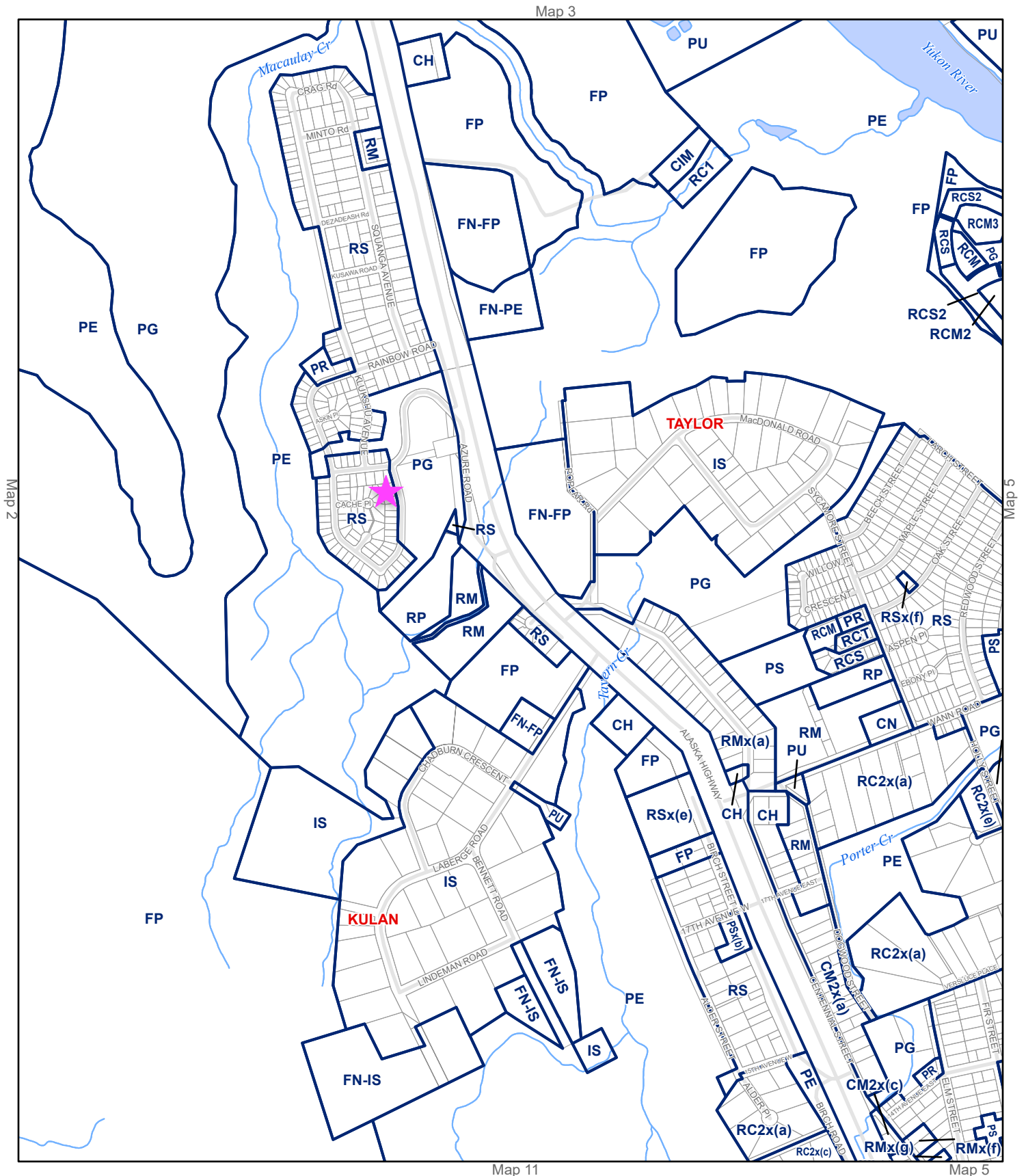
- (2) in the case of a side-by-side duplex on separate, adjacent lots, one side yard setback may be reduced to zero and the other shall be 3.0 m; and
 - (3) where more than one dwelling unit is provided, the side yard setbacks may be reduced to 1.5 m on both sides. (*Bylaw 2024-16 passed April 22, 2024*)
 - 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*)

MAP 4

CRESTVIEW
KULAN & TAYLOR

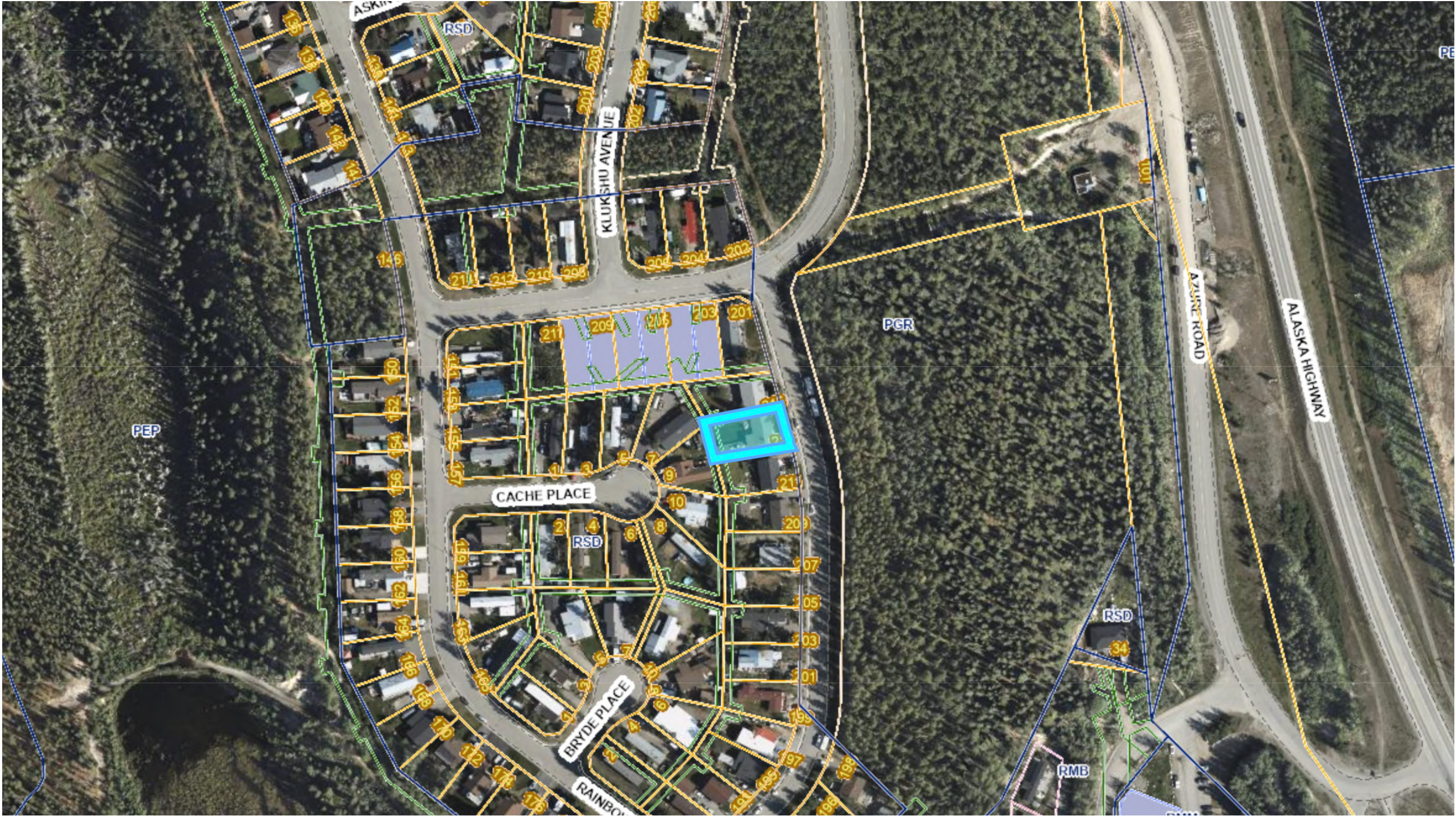


Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



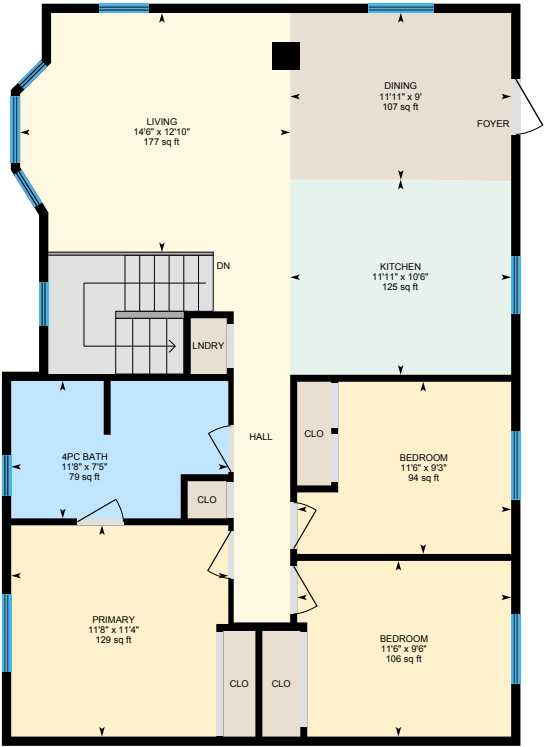
0 590
Meters
Projection: NAD 1983 UTM Zone 8

Consolidation date:
September 13, 2024

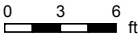


213 Rainbow Rd, Whitehorse, YT

Main Building: Total Exterior Area Above Grade 1084.78 sq ft



2nd Floor
Exterior Area 1084.78 sq ft



Basement (Below Grade)
Exterior Area 1024.91 sq ft



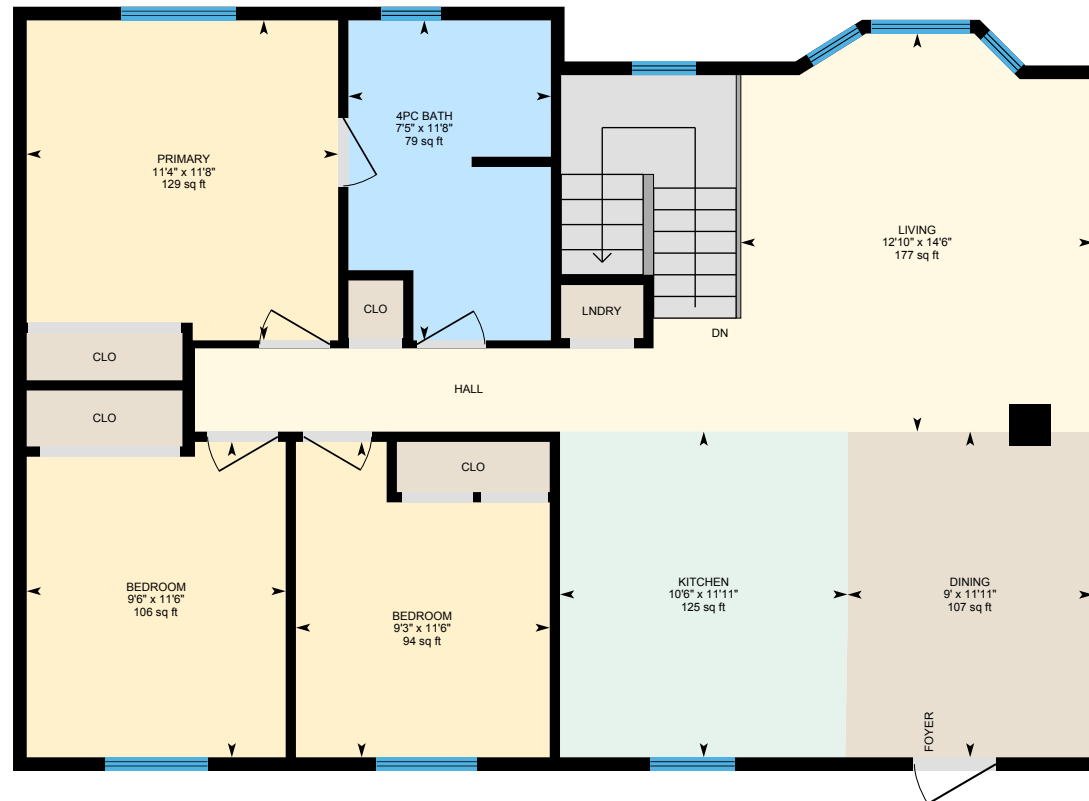
PREPARED: 2026/05/25

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.



213 Rainbow Rd, Whitehorse, YT

2nd Floor Exterior Area 1084.78 sq ft
Interior Area 1017.67 sq ft



0 3 6 ft

PREPARED: 2026/05/25

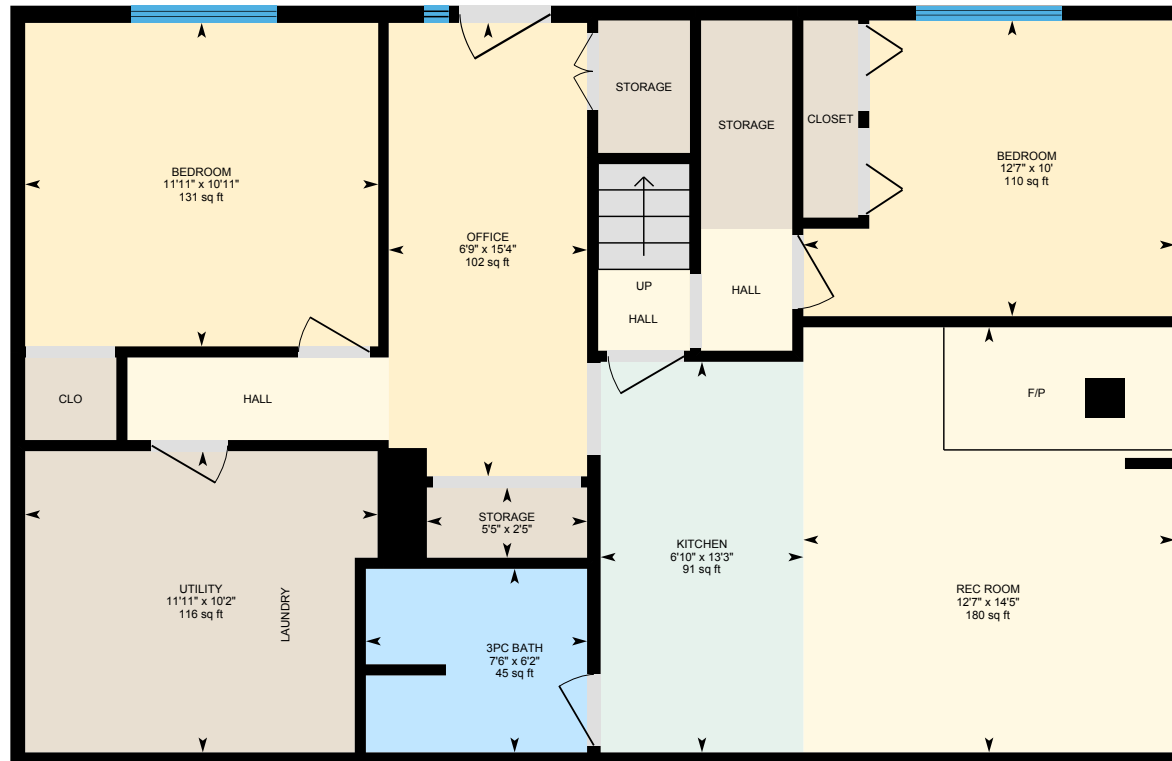


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

213 Rainbow Rd, Whitehorse, YT

Basement (Below Grade) Exterior Area 1024.91 sq ft
Interior Area 960.56 sq ft



0 3 6
ft

PREPARED: 2026/05/25



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

213 Rainbow Rd, 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: 11'8" x 7'5" | 79 sq ft
- Bedroom: 11'6" x 9'3" | 94 sq ft
- Bedroom: 11'6" x 9'6" | 106 sq ft
- Dining: 11'11" x 9' | 107 sq ft
- Kitchen: 11'11" x 10'6" | 125 sq ft
- Living: 14'6" x 12'10" | 177 sq ft
- Primary: 11'8" x 11'4" | 129 sq ft

BASEMENT

- 3pc Bath: 6'2" x 7'6" | 45 sq ft
- Bedroom: 10'11" x 11'11" | 131 sq ft
- Bedroom: 10' x 12'7" | 110 sq ft
- Kitchen: 13'3" x 6'10" | 91 sq ft
- Office: 15'4" x 6'9" | 102 sq ft
- Rec Room: 14'5" x 12'7" | 180 sq ft
- Storage: 2'5" x 5'5"
- Utility: 10'2" x 11'11" | 116 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: 1017.67 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 1084.78 sq ft

BASEMENT (Below Grade)

- Interior Area: 960.56 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 1024.91 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1017.67 sq ft
- Exterior Area: 1084.78 sq ft

213 Rainbow Rd, 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>