

	328 URSA WAY		
	Area	Whitehorse North	Listing Status Active
	Sub Area	WN Grizzly Valley	Possession Negotiable
	Postal Code	Y0B 1Y2	Condo Fees
	Type	Single Family	GST No GST
	Style	Two Storey	Current Price \$1,079,000
	Taxes	\$2,593 (2026)	Sale Price
	MLS®	17288	Sale Date
	Year Built	2014	
	Zoning	RR	
	Local Imp. Tax	1476	
	Suite Permit		

INTERIOR FEATURES

Bedrooms	3	# Fireplaces	
Bathrooms	3	Fireplaces Type	Wood
Levels		Heating	Electric, Wood
Basement	Crawl	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls	Preserved Wood		

Equip Incl	Dishwasher, Microwave, Stove, Refrigerator, Washer, Storage Shed, Dryer
Features	Dishwasher BI, Oven Built In, Garage Door Opener
Flooring	

ROOMS (Sqft Fin: 2,075)

	Bsmt	Main	2nd	Other
Sqft				
Entrance		9'0x5'0		
Living			21'0x13'0	
Dining			10'0x7'0	
Kitchen			19'0x11'6	
Master Bedroom			17'4x16'4	
Bathroom		4pc	3pc	
Ensuite			4pc	
Bedroom		14'4x13'4	14'5x10'9	

LOT & EXTERIOR FEATURES

Lot Area (sqft)	382,892	Width (ft)	
Lot Area (acres)	8.79	Depth (ft)	
Lot Dimensions			
Roof	Other		
Exterior Finish	Metal		
Total Parking			
Open Pk Spcs			
Driveway	Gravel Drive, RV Parking		
Garage	Dble Att'd Gar.		
Lot	Medium Rolling, Bush some, Irregular, Rectangular		
Outdoor Area	Deck, Lawn Front, Lawn Back, Trees/Shrubs		

LEGAL & MORTGAGE

Legal Desc.	Lot 22, Group/Quad 105/E03, Plan 2011-0099, Grizzly Valley YT
Mortgage Info	
Mortgage 1	
Mortgage 2	

This exceptional 3-bedroom country residential home is perched atop 8.79 private acres with stunning 180° panoramic valley & mtn views complimented with endless natural light. The upper level features soaring 16' vaulted ceilings, expansive south-facing windows, and a massive walk-out deck. The open-concept kitchen is beautifully appointed with stainless appliances, built-in oven, pantry, soft-close cabinetry, and large island with gas cooktop. The spacious primary suite offers a walk-in closet and spa-inspired ensuite with tiled steam shower, heated towel warmer, and freestanding cast iron tub. Reclaimed No. 11 dredge wood from Dawson City highlights the custom staircase, breakfast bar, and backsplash. Additional features include custom window coverings throughout, Blaze King wood stove, wired speakers, 1,205 sq ft heated garage with 10' ceilings/workspace, 2,000-gallon holding tank, plus charming guest cabin with wood stove, loft bunk, deck, outhouse, and rental potential. 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.



CCS DATE 2026-05-22

328 Ursa Way — Electricity Consumption Report

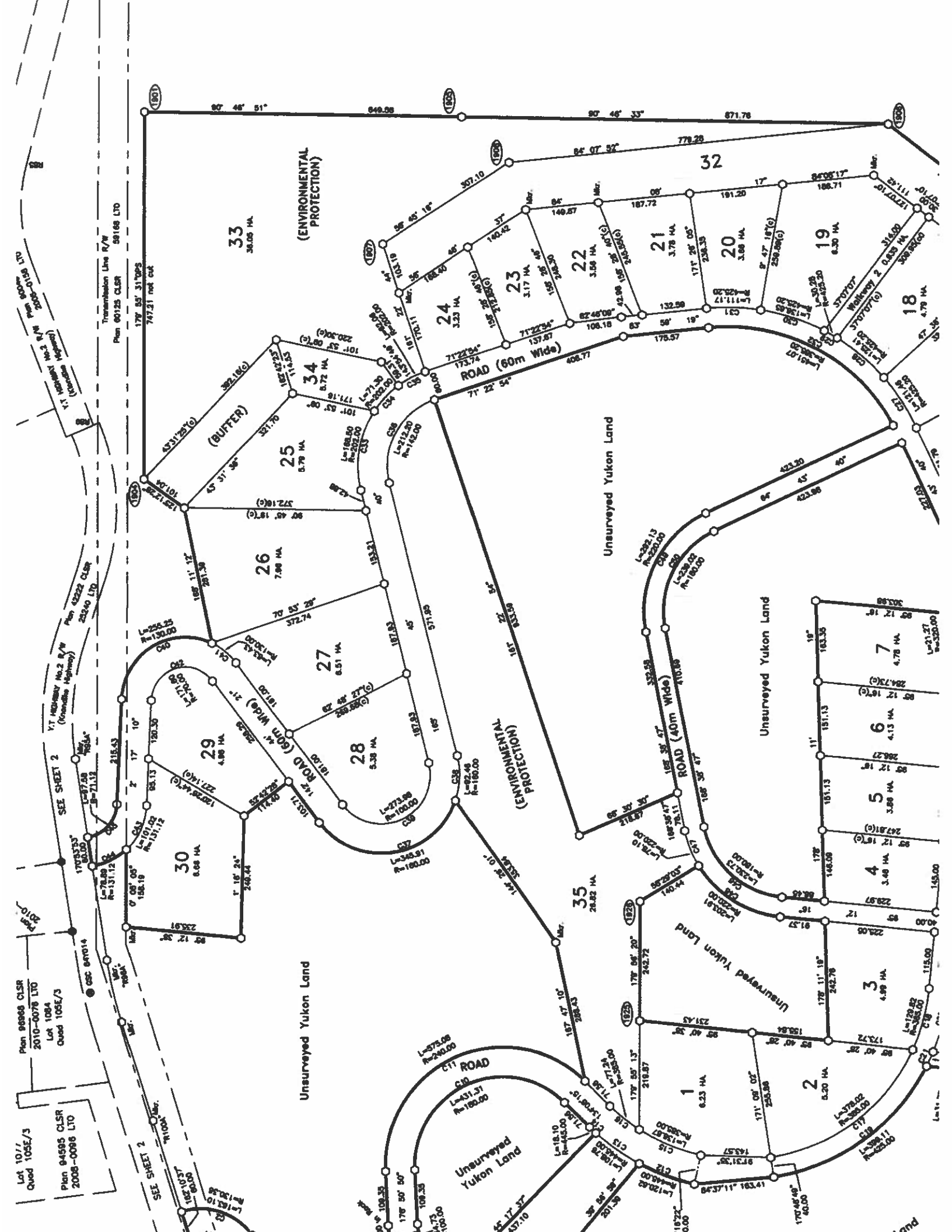
Customer Name: SHEPPARD,SCOTT O
Payment Account: 05 0803906 1 01 2
Service Agreement: 5830071462 **Status:** Active
Price Group: 1160-Residential Service Hydro Non-Government

Premise Address: 328 URSA WAY , WHITEHORSE
District: 0571 - Whitehorse
Revenue Class: RES

Last 12 Months = \$5,519.58 Average = \$459.97/month

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2026-05-07	28	685.00	0.00	\$237.43	2026-05-12	ACT
2026-04-09	35	2,315.00	0.00	\$648.40	2026-04-14	ACT
2026-03-05	28	2,924.00	0.00	\$818.87	2026-03-11	ACT
2026-02-05	28	2,268.00	0.00	\$616.16	2026-02-11	ACT
2026-01-08	62	6,600.00	0.00	\$1,779.85	2026-01-14	ACT
2025-12-04	27	1,033.00	0.00	\$257.27	2025-12-10	EST
2025-11-07	31	836.00	0.00	\$212.71	2025-11-13	ACT
2025-10-07	60	989.00	0.00	\$307.01	2025-10-14	ACT
2025-09-05	28	1,150.00	0.00	\$322.49	2025-09-11	EST
2025-08-08	31	391.00	0.00	\$128.89	2025-08-13	ACT
2025-07-08	32	293.00	0.00	\$97.11	2025-07-11	ACT
2025-06-06	29	287.00	0.00	\$93.39	2025-06-11	ACT
2025-05-08	35	929.00	0.00	\$238.77	2025-05-12	ACT

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2025-04-03	28	1,089.00	0.00	\$250.27	2025-04-14	EST
2025-03-06	28	1,161.00	0.00	\$264.16	2025-03-12	EST
2025-02-06	28	2,377.00	0.00	\$550.33	2025-02-12	ACT
2025-01-09	34	4,455.00	0.00	\$1,082.12	2025-01-21	ACT
2024-12-06	30	1,199.00	0.00	\$273.11	2024-12-12	EST
2024-11-06	29	1,750.00	0.00	\$408.84	2024-11-14	ACT
2024-10-08	29	661.00	0.00	\$149.48	2024-10-11	ACT
2024-09-09	33	414.00	0.00	\$99.08	2024-09-13	ACT
2024-08-07	62	674.00	0.00	\$169.84	2024-08-14	ACT
2024-07-08	32	1,233.00	0.00	\$253.93	2024-07-12	EST
2024-06-06	59	643.00	0.00	\$164.25	2024-06-13	ACT
2024-05-06	28	1,180.00	0.00	\$242.57	2024-05-13	EST
2024-04-08	33	886.00	0.00	\$183.48	2024-04-12	ACT
2024-03-06	29	2,144.00	0.00	\$449.44	2024-03-13	ACT
2024-02-06	29	3,800.00	0.00	\$830.17	2024-02-13	ACT
2024-01-08	33	2,082.00	0.00	\$435.89	2024-01-12	ACT





Building File Report

Date:	May 25, 2026
Legal Description:	Plan: 2011-0099 Lot: 22 Quad: 105 E/03 Subdivision: Grizzly Valley Subdivision Yukon Territory
Civic Address:	328 Ursa Way Grizzly Heights

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Electrical Permit - 31496	2012-09-18					2015-05-04
Install service						
Development,Building and Plumbing Permit - 201210500282	2012-10-01				2015-05-04	2015-05-12
New SFD						
Building Permit - 201210500283	2012-10-01					2013-12-02
Woodstove						
Electrical Permit - 32712	2013-06-17					2015-04-24
Wire new house						
Gas Permit - 7796	2013-08-07					2013-12-20
Range 80 000 BTU						
Gas Permit - 8045	2013-12-20					2013-12-20
Install range						
Electrical Permit - 2017-0648-E	2017-06-08					2017-06-28
Solar install (ground mounted)						
Development Permit - 2022-0018-D	2022-03-29					2026-05-25
Construct a studio/shed accessory building						
Building Permit - 2022-0037-B	2022-04-01					2023-11-03
Construct shed/accessory building						
Building Permit - 2022-0031-BW	2022-04-06					2022-08-17
Install woodstove						

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*.**

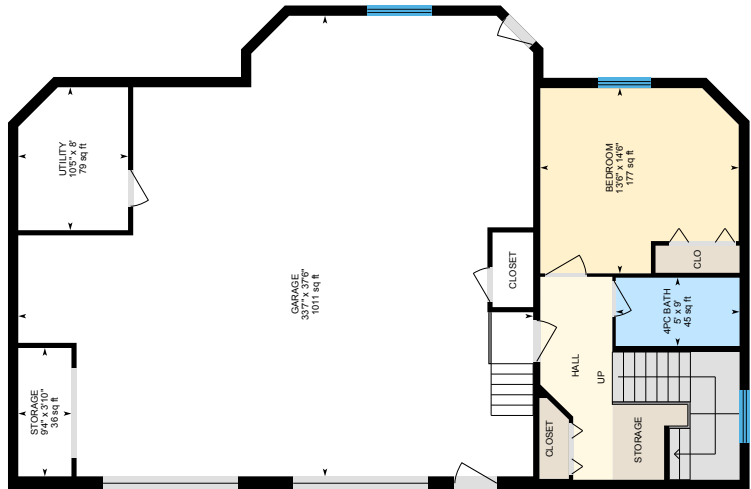
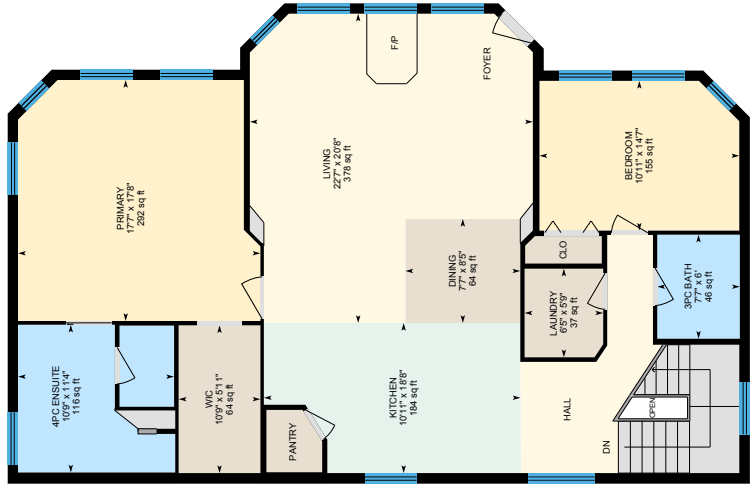
DISCLAIMER:

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

328 Ursa Wy, Macpherson-Grizzly Valley, YT

Main Building: Total Exterior Area Above Grade 1707.43 sq ft

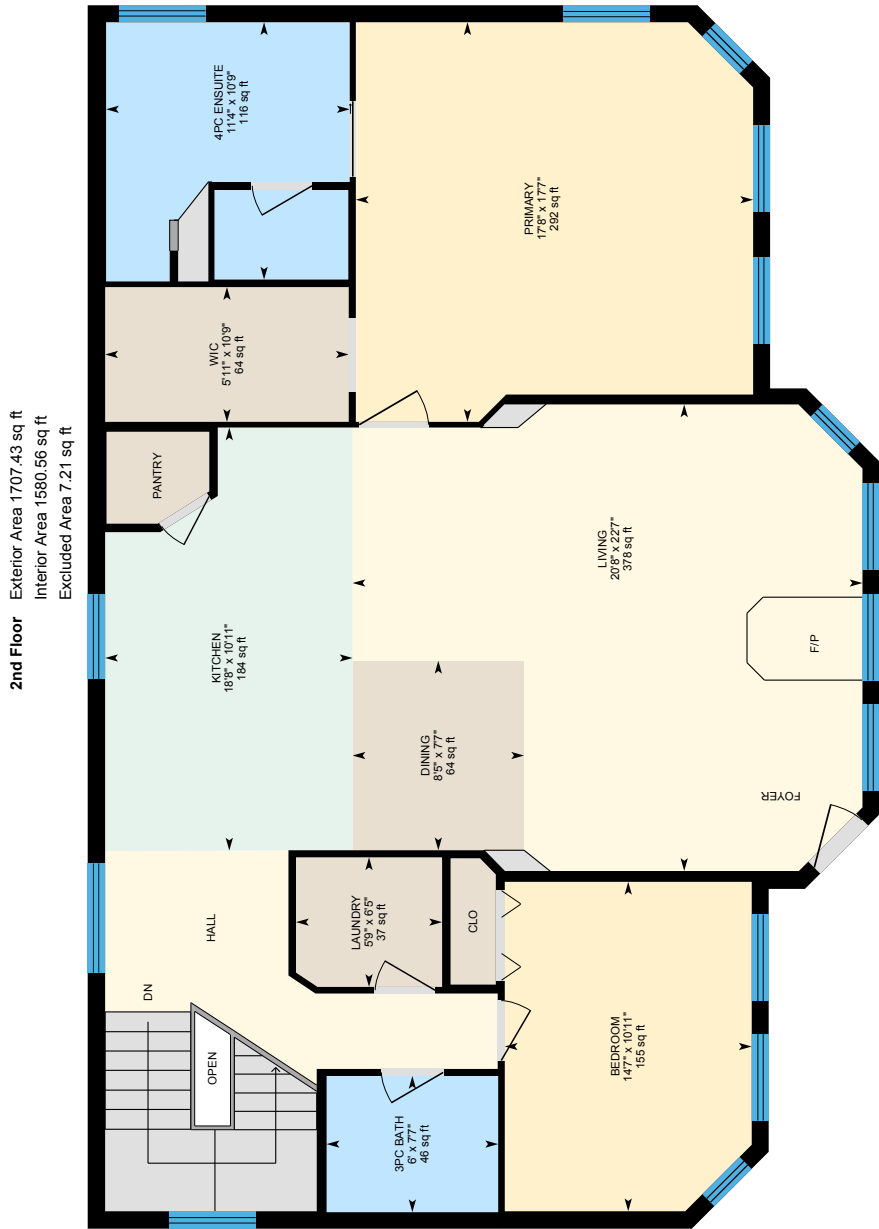


PREPARED: 2026/05/25

While 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.



328 Ursa Wy, Macpherson-Grizzly Valley, YT



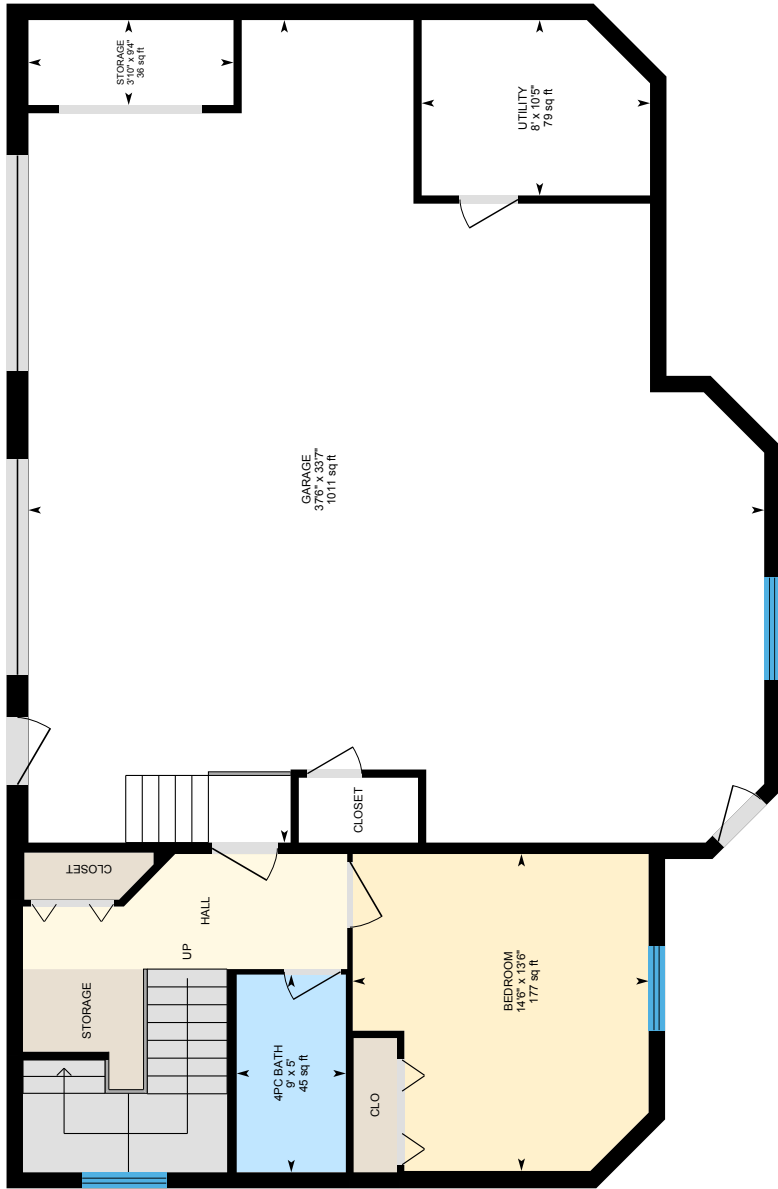
PREPARED: 2026/05/25



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.

328 Ursa Wy, Macpherson-Grizzly Valley, YT

Basement (Below Grade) Exterior Area 468.58 sq ft
Interior Area 410.46 sq ft
Excluded Area 1243.02 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.

328 Ursa Wy, Macpherson-Grizzly Valley, 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

- 3pc Bath: 7'7" x 6' | 46 sq ft
- 4pc Ensuite: 10'9" x 11'4" | 116 sq ft
- Bedroom: 10'11" x 14'7" | 155 sq ft
- Dining: 7'7" x 8'5" | 64 sq ft
- Kitchen: 10'11" x 18'8" | 184 sq ft
- Laundry: 6'5" x 5'9" | 37 sq ft
- Living: 22'7" x 20'8" | 378 sq ft
- Primary: 17'7" x 17'8" | 292 sq ft
- Wic: 10'9" x 5'11" | 64 sq ft

BASEMENT

- 4pc Bath: 5' x 9' | 45 sq ft
- Bedroom: 13'6" x 14'6" | 177 sq ft
- Garage: 33'7" x 37'6" | 1011 sq ft
- Storage: 9'4" x 3'10" | 36 sq ft
- Utility: 10'5" x 8' | 79 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: 1580.56 sq ft
- Excluded Area: 7.21 sq ft
- Perimeter Wall Thickness: 9.0 in
- Exterior Area: 1707.43 sq ft

BASEMENT (Below Grade)

- Interior Area: 410.46 sq ft
- Excluded Area: 1243.02 sq ft
- Perimeter Wall Thickness: 9.0 in
- Exterior Area: 468.58 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1580.56 sq ft
- Excluded Area: 7.21 sq ft
- Exterior Area: 1707.43 sq ft

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.



328 Ursa Wy, Macpherson-Grizzly Valley, 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>

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.

