

**WELCOME TO**  
**#304 5604 50 Avenue**  
**\$359,900**  
**+ NET GST**

**WORK 669-2110**  
**CELL 688-5376**  
**CURTIS SERNOSKIE**



**COLDWELL BANKER NORTHERN BESTSELLERS**

**ROOM SIZES**

<b>LR</b> 10.9 X 8.3	<b>DR</b> 10.8 X 8.3	<b>KIT</b> 13.6 X 8.4	<b>FAM/DEN</b>	<b>LA</b>	<b>BATHS</b> 1 Full, 1 Half
<b>MBR</b> 9.9 X 12.10	<b>BR</b> 11.8 X 13.3	<b>BR</b>	<b>BR</b>	<b>BR</b>	<b>STRG</b> <b>BSMT</b>
				Make: Model: Serial #:	<b>FOYER/ENTRY</b> <b>Deck</b> <b>Balcony</b>

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

<b>Type</b>	<b>Ceiling: R</b> 80	<b>Sq.ft</b> 1033	<b>Lot Sz</b>
<b>Annual Cost</b>	<b>Walls: R</b> 36	<b>Age</b> 2015	<b>Garage</b>
<b>Litres Over Last 12 Mon.</b> <b>Included in condo fees</b>	<b>Floor: R</b>		<b>Parking</b> <b>Single Energized</b>
	<b>Skirting: R</b>	<b>Lot</b> 42 <b>Block</b> 62 <b>Plan</b> C4654 <b>U#</b> 304	

**SPECIAL FEATURES /FURNISHINGS:**

Brand new condo in downtown location with all the bells and whistles. 2 spacious bedrooms with walk-in closets and 1.5 bath floorplan. This unit has in-suite storage, laundry, stainless steel appliances, quartz countertops and a south facing balcony. Immediate occupancy. The Granite Condominium Development was built in 2015 by a well-known builder with high insulation values, triple pane windows, European style radiators, and outstanding sound proofing. Call listing realtor today for details on condo fees!

**Price Includes:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

**FOUNDATION**

Steel Piles to Bedrock

**PROPERTY TAXES**

Amount/yr

**TENURE** Condo Fees

**Fees**

**Area** MATONABBEE



