

WELCOME TO
#1206 5018 49 Street
\$388,000

WORK 669-2115

CELL 446-1046

ROD STIRLING



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 14 X 12	DR 11 X 11	KIT 9 X 8	FAM/DEN	LA 7 X 5	BATHS 1-4px, 1-3pc
MBR 13 X 11	BR 13 X 11	BR 11 X 8	BR	BR	STRG BSMT Heated Storage & Parking Area
				Make: Model: Serial #:	FOYER/ENTRY Deck 14 X 6

HEAT

INSULATION

BUILDING

LOT

Type Annual Cost Litres Over Last 12 Mon. Included in condo fee	Ceiling: R Walls: R Floor: R Skirting: R	Sq.ft 1170 Age 1989/90	Lot Sz Garage Parking Under & Aboveground In Addition To Fees
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Lot 32 Block 30 Plan C2157 U# 79

SPECIAL FEATURES /FURNISHINGS:

Quality reno's throughout on this 2 bedroom + den, 2 bath stunner with unobstructed Old Town, Latham Island and lake views. Evening sun on the spacious deck. Hardwood, tile, stainless appliances, granite counter-tops, rock feature wall. Repainted throughout, tile flooring in kitchen & bathrooms, granite counter-tops in kitchen & bathrooms, scrapped concrete ceilings, upgraded designer lighting fixtures, new kitchen cabinet fronts, all appliances less than 5 years old, quality custom blinds. Must be seen to be appreciated. Worry free lock & leave living with all the amenities in the heart of YK. Quiet concrete building, balcony. Building amenities include: secure monitored entry, spacious well appointed lobby area, on site mail boxes, direct inside access to mall, use of fitness area, barbeque deck & party room, heated underground parking & above ground parking areas(in addition to condo fees), heated basement storage lockers, garbage chutes on each floor, concrete construction makes for a quiet building, condo fees include heat, water, building security, outside & common area maintenance, building & common area insurance & access to all building amenities.

Price Includes: Fridge, Stove, Dishwasher, Microwave (new), Washer, Dryer, Blinds, Bar Stools, Shelving in Laundry Room, *Electric Fireplace if wanted

FOUNDATION

Concrete & Steel Piles

PROPERTY TAXES

Amount/yr \$1769.28 **2016**

TENURE Condo Fees

Fees \$1046 / Mo.

Area DOWNTOWN



3 Bedroom Suite
Type A
101 m² / 1088 ft²

