



3191

WELCOME TO
#412 5600 52 Avenue
\$239,900

WORK 669-2110
CELL 688-5376
TF 1-833-669-2100

CURTIS SERNOSKIE

www.cbyk.ca



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 17.11 X 11.11	DR 8.6 X 6.9	KIT 8.6 X 6.11	FAM/DEN	LA 6.4 X 4.8	BATHS	1-4pc
MBR 12.6 X 9.8	BR 9.8 X 8.4	BR	BR	BR	STRG	BSMT
				Make: Model: Serial #:	FOYER/ENTRY	Deck 14 X 6

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R 40	Sq.ft 850	Lot Sz
Annual Cost	Walls: R 20	Age 1979/06/15	Garage
Litres Over Last 12 Mon. Included In Condo Fees	Floor: R	Lot Block 143 Plan C4065 U# 56	Parking Single Enerized
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Extremely well maintained top floor condo situated within close proximity to the downtown core. Enjoy the superb views of the sprawling landscape from the large 14x6 deck providing the perfect outdoor space for BBQ and lounging. This is completely turn-key living with laminate, tile flooring, maple cabinetry and granite countertops. This is Yellowknife's most affordable condo living in an ideal location. This unit also has one of the best parking spots in the development. Condo fee includes water, heat, energized parking, building insurance, maintenance and more!

The building has undergone recent improvements and repairs to assure the future integrity of the building including a brand new elevator and exterior cosmetics. This is funded in part by an annual special assessment of \$2200. **Assessment can be broken down into monthly payments of \$183.33**

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

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1132 2017

TENURE Condo Fees

Fees \$693

Area Downtown



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