



3249

[www.cbyk.ca](http://www.cbyk.ca)

**WELCOME TO**  
**#308 5018 49 Street**  
**\$238,000**

**WORK 669-2115**  
**CELL 446-1046**  
**TF 1-833-669-2100**  
**ROD STIRLING**



## COLDWELL BANKER NORTHERN BESTSELLERS

### ROOM SIZES

LR /DR 20 X 11	DR	KIT 9 X 8	FAM/ DEN	LA	BATHS	1-4pc.
MBR 12 X 10	BR	BR	BR	BR	STRG	BSMT Storage Unit
					Entry	Deck 14 x 6

### HEAT

### INSULATION

### BUILDING

### LOT

Type	Ceiling: R	Sq. Ft.	690	Lot Size
Annual Cost	Walls: R	Age	1989	Garage
Litres Over Last 12 Mon. <b>Included in condo fee</b>	Floor: R	Lot 32	Block 30	Parking Under & Aboveground In addition to fees
	Skirting: R	Plan C2157	Unit 9	

### SPECIAL FEATURES /FURNISHINGS:

Designed for accessible living with wider hallways, lower kitchen & bathroom counter-tops, counter-top range, eye level oven. Worry free lock & leave living with all the amenities in the heart of Yellowknife. 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, condo fees include heat, water, building security, outside & common area maintenance, building & common area insurance & access to all building amenities. \*Currently rented with option of purchasing as a revenue property.

**Price Includes:** Fridge, Eye Level Oven, Counter-Top Range, Dishwasher, Washer, Dryer & Window Coverings

### FOUNDATION

Concrete & Steel Piles

### PROPERTY TAXES

Amount/yr	\$1199.35	2017
Tenure	Fee Simple Condo	
Fees	\$634.01 / Mo.	
Area	DOWNTOWN	

Make:  
Model:  
Serial #:  
CSA:



Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademark MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Above information is from sources believed reliable but should not be relied upon without verification. NORTHERN BESTSELLERS assumes no responsibility for its accuracy.

