



3306

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C

WELCOME TO
#4 4924 43 Street
\$442,900

WORK 669-2111
CELL 445-4010
TF 1-833-669-2100
DELLA FRASER



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 14 X 14	DR 11.10 X 9.5	KIT 11.11 X 11.16	FAM/DEN	LA 9.8 X 5.6	BATHS 2 Full
MBR 17.2 X 17.6	BR 13.6 X 10.5	BR	BR	BR	STRG BSMT
BR/DEN 10.11 x 9.7					Entry Deck 12 x 28

HEAT

INSULATION

BUILDING

LOT

Type F/A FANCOIL, HW BASEBOARD	Ceiling: R 50	Sq. Ft. 1761	Lot Size
Annual Cost	Walls: R 28	Age 2002/03	Garage
Litres Over Last 12 Mon. Included in condo fees	Floor: R	Lot 46 Block 70 Plan C3808 Unit 4	Parking Double Paved
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Condominium in sought after building within minutes walk to downtown. These units rarely come up for sale! 1761 sf. 3 bedroom, 2 full bath with soaring vaulted ceiling & large master suite on the top floor. Home is sprinklered & fire alarmed, tile & carpet floors & quality tigerwood hardwood in master suite including walk-in closet, carpet on stairs & 2 bedrooms. Big open island kitchen with built in desk in the living room, separate laundry, bonus storage room. High loft bedroom overlooking the lower floor with spacious walk-in closet & full ensuite with 6' soaker tub. Newer paint throughout & fixtures (x1) in last 2 years. Professionally landscaped yard, double paved parking & covered 12x28 deck with Old Town & lake view. Smoke & pet free home. Pride of ownership shows & move in ready. A must see! No increase in condo fees since 2012.

Price Includes: Fridge, Stove, Dishwasher, Microwave/Hood Fan, Washer, Dryer, Blinds.

Condo Fees Cover: Heat, Common Property/Structure Insurance, Outside Maintenance.

FOUNDATION

Steel Piles to Bedrock

PROPERTY TAXES

Amount/yr	\$3181.19	2016
Tenure	Condo Fees	
Fees	\$534.52	
Area	DOWNTOWN	

Make:
Model:
Serial #:
CSA:

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