



3352

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**WELCOME TO**  
**#505 5018 49 Street**  
**\$235,000**

**WORK 669-2121**

**CELL 445-3099**

**TF 1-833-669-2100**

**MARIE COE**



## COLDWELL BANKER NORTHERN BESTSELLERS

### ROOM SIZES

<b>LR</b> 20 X 11.6	<b>DR</b>	<b>KIT</b> 8.10 X 8.2	<b>FAM/DEN</b>	<b>LA</b> 9 X 3.6	<b>BATHS</b> 1 Full
<b>MBR</b> 12.6 X 10	<b>BR</b>	<b>BR</b>	<b>BR</b>	<b>BR</b>	<b>STRG</b> <b>BSMT</b>
					<b>Entry</b> <b>Deck</b> 5.6 x 12.6

### HEAT

### INSULATION

### BUILDING

### LOT

<b>Type</b>	<b>Ceiling: R</b>	<b>Sq. Ft.</b> <b>625</b>	<b>Lot Size</b>
<b>Annual Cost</b>	<b>Walls: R</b>	<b>Age</b> <b>1990</b>	<b>Garage</b>
<b>Litres Over Last 12 Mon.</b> <b>Included in condo fees</b>	<b>Floor: R</b>	<b>Lot</b> <b>32</b> <b>Block</b> <b>30</b> <b>Plan</b> <b>C2157</b> <b>Unit</b> <b>22</b>	<b>Parking</b> <b>Underground Heated</b>

### SPECIAL FEATURES /FURNISHINGS:

Located in the heart of downtown Yellowknife. 1-Bedroom, 1 Bath apartment style condo with balcony views of Yellowknife Bay. Well maintained – laminate flooring and fresh paint. Quiet, well maintained concrete building. Building amenities include: secure monitored entry; spacious well appointed lobby area; on-site mail boxes; direct inside access to mall; use of fitness area, barbecue deck and party room; heated underground parking (optional and in addition to condo fees); heated basement storage lockers; garbage chutes on each floor.

**Condo Fees Include:** Heat, Water, Building Security, Outside and Common Area Maintenance, Building and Common Area Insurance and Access to all Building Amenities.

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Window Coverings (all appliances 2008).

### FOUNDATION

**Concrete**

### PROPERTY TAXES

<b>Amount/yr</b>	<b>\$1078</b>	<b>2018</b>
<b>Tenure</b>	<b>Condo Fees</b>	
<b>Fees</b>	<b>\$561 / Mo.</b>	
<b>Area</b>	<b>DOWNTOWN</b>	

**Make:**

**Model:**

**Serial #:**

**CSA:**



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# 505 Northern Heights



