



3442

www.cbyk.ca

WELCOME TO
#1707 5018 49 Street
\$399,900

WORK 669-2115

CELL 446-1046

TF 1-833-669-2100

ROD STIRLING



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 15.6 X 15.2	DR 10 X 10	KIT 12.5 X 11.2	FAM/ DEN	LA 11 X 5.10	BATHS	2 Full 1 Half
MBR 13.9 X 14.7	BR 13 X 10.8	BR	BR	BR	STRG 8.7 X 5.8	BSMT Storage & Parking Areas
					Entry	Deck 5x13 upper, 5x13 lower

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R Standard	Sq. Ft. 1679	Lot Size
Annual Cost	Walls: R	Age 1989/90	Garage Underground
Litres Over Last 12 Mon. Included in condo fees	Floor: R	Lot Block Plan Unit 30 C2157 111	Parking Above & underground in addition to condo fees
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Spectacular Yellowknife Bay/Great Slave Lake views from this 2 storey 2 bedroom, 3 bath 1679 sq. ft. penthouse in YK's tallest building, upper & lower decks, spacious entry way, in-unit storage room, repainted interior, new flooring throughout(except stairs & laundry room), wood burning fireplace in living room, granite kitchen countertops, repainted kitchen cabinets, all three bathrooms have been remodeled (except original bathtubs & shower in ensuite), upper level spacious laundry room with additional storage, ensuite features an elevated 5' jetted tub set in tile, double vanity & corner shower, spacious bedrooms, private deck off master bedroom. Worry free lock & leave living with all the amenities in the heart of YK. Quiet concrete building, balcony, immediate possession. 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.

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Kitchen Butcher Block.

*Furnishings are negotiable

FOUNDATION

Concrete & Steel Piles

PROPERTY TAXES

Amount/yr	\$2494.81	2018
Tenure	Condo Fees	
Fees	\$1506.48	
Area	DOWNTOWN	

Make:
Model:
Serial #:
CSA:

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1707 Northern Heights



