



3653

www.cbyk.ca

WELCOME TO
1506 5018 49 Street
\$379,900

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



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

Table with room sizes: LR 14.4 X 13.1, DR 10 X 8, KIT 13 X 8.10, FAM/DEN, LA 9 X 3.6, BATHS 1-4pc, 1-3pc, MBR 13.2 X 12.1, BR 11.2 X 12.1, BR, BR, BR, STRG, BSMT Heated Storage, Den/BR 15 X 11.7, Entry, Deck 11 x 7

HEAT

INSULATION

BUILDING

LOT

Table with heat, insulation, building, and lot details: Type, Annual Cost, Litres Over Last 12 Mon., Ceiling: R 40, Walls: R 20, Floor: R, Skirting: R, Sq. Ft. 1170, Age 1989/90, Lot Block Plan Unit, C2157 95, Lot Size, Garage, Parking, Underground Available \$215/mo.

SPECIAL FEATURES /FURNISHINGS:

Be prepared to be impressed! Second owner corner unit condo with unobstructed views of Old Town & Great Slave Lake located in the heart of downtown. 1170 sq. ft. 2 bedroom, den/bedroom, 2 bath condo with impressive upgrades. Smoke & pet free home that has been upgraded throughout featuring repainting, kitchen cabinets, countertops, tile, hardwood & laminate flooring(2019), bathrooms, some trims, 5" baseboards, deep crown molding, some new fixtures, closet organizers & glass doors in bedrooms. Extremely well kept. Building amenities: secure monitored entry, spacious & well appointed lobby, on site mail boxes, access to attached mall, upgraded gym, racquet ball courts, new hottub, use of BBQ deck & party room, garbage chutes on each floor. Concrete construction means a super quiet building. Condo fees cover: heat, water, building & common space insurance & more.

For a private tour call Della 445-4010

Price Includes: Fridge, Stove, Dishwasher(2019), Washer, Dryer, Blinds, Storage Cabinets in Main Bath, Heated Parkade Storage

FOUNDATION

Concrete & Steel Piles

PROPERTY TAXES

Table with property taxes: Amount/yr \$1769.28 2019, Tenure Condo Fees, Fees \$1032 / mo., Area DOWNTOWN

Make:
Model:
Serial #:
CSA:



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