



WELCOME TO
305 5600 52 Avenue
\$215,000

WORK 669-2115
CELL 446-1046
ROD STIRLING



3759

www.cbyk.ca



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

Living Room 17.11 X 11.11	Dining Room 6.9 X 8.6	Kitchen 6.11 X 8.6			BATHS 1 Full
Master Bedroom 12.6 X 9.8	Bedroom 8.9 X 9.8				STRG BSMT
				Make: Model: Serial #:	FOYER/ENTRY Deck 6 X 14

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R	Sq.ft 850	Lot Sz
Annual Cost	Walls: R	Age 1979/2005 Renos	Garage
Litres Over Last 12 Mon. Included in condo fee	Floor: R		Parking Single Gravel, Energized
	Skirting: R	Lot Block Plan C4065 U# 33	

SPECIAL FEATURES /FURNISHINGS:

Walk to work from this downtown 2 bedroom, 1 bath condo that is westerly facing and receives evening sun on the deck, backs to small treed area for extra privacy. White appliances & maple cabinets, tile & laminate flooring, granite kitchen countertops, sprinklered building with an elevator and a spacious tiled entryway & an atrium with vaulted ceiling, on site mail boxes, energized parking stall, added storage in laundry room as well as storage room in unit, lock & leave worry free affordable living with condo fees covering building maintenance & improvements, heat, water, energized parking and building insurance. Priced for quick sale with high assumable mortgage at low rate in place.

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer & Window Coverings

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1119.31 2018

TENURE Condo Fees

Fees \$947.65

Area Downtown



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.

