



3852

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WELCOME TO
C 5106 53 Street
\$289,900

WORK 669-2107

CELL 688-0303

MOLLY MILLIGAN



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

Living Room 13.8 X 11.5	Kitchen & Dining 18.11 X 14.8				BATHS 1 Full
Master Bedroom 10.1 X 15.9	Bedroom 8.6 X 13.3				STRG BSMT
Laundry 6.1 X 7.5				Make: Model: Serial #:	FOYER/ENTRY Deck

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R 40	Sq.ft	1070	Lot Sz
Annual Cost	Walls: R 26	Age	1985/2010	Garage
Litres Over Last 12 Mon. Included in fees	Floor: R	Lot	Block	Parking
	Skirting: R	Plan C4326	U# 3	Single Energized

SPECIAL FEATURES /FURNISHINGS:

Located just a few minutes walk from everything downtown has to offer, this 2 Bedroom, 1 Bathroom condo is the perfect choice for those looking for a turn-key home with excellent walkability to amenities. This spacious condo has been recently painted throughout (2016) with all new premium laminate installed (2018/19), new hot water tank (2018), Energy Star Rated Samsung front-load Washer/Dryer (2017), Energy Star Rated Fridge, Stove and Range-Hood (2018) and features 1 energized parking space. Home shows true pride of ownership and feels spacious and bright with lots of windows for light to flow through the home throughout the day. Sushi, coffee shops, the summer market and movie theatre are only a few step away, and more restaurants, cafes, office-buildings and grocery shopping are all within a couple blocks. Don't miss out on this lock and leave home in the heart of downtown!

Price Includes: Fridge, Stove, Washer, Dryer, Blinds, 1 Energized Parking Space, Some Furniture Negotiable

FOUNDATION

PWF

PROPERTY TAXES

Amount/yr \$1733.60 2018

TENURE Fee Simple Condo

Fees \$552.85/mo.

Area Downtown

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Ground Floor



