

# WELCOME TO

## 1708 5018 49 STREET

### \$477,000

4778

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



### ROOM SIZES

Living Room 23.2 X 15.10	Dining Room 14.3 X 10.4	Kitchen 8.6 X 9.2			<b>BATHS</b> 1-2pc, 1-4pc, 1-5pc Ensuite
Primary Bedroom 22.2 X 13.1	Bedroom 12.8 X 13.2				Storage 8.5 X 7
Solarium 14.1 X 8.2	Office 8.5 X 9.5	Laundry 9.9 X 5.7		Make: Model: Serial #:	Foyer / Entry
					Basement Storage & Parking Area
					Deck Upper 5 X 13

### HEAT

### INSULATION

### BUILDING

### LOT

Type	Ceiling: R	Sq.ft	1800	Lot Size
Annual Cost	Walls: R	Age	1989/90	Garage
Litres Over Last 12 Mo. Included in fees	Floor: R	Lot	Block	Parking
	Skirting: R	Plan	C2157	Unit
				112

### SPECIAL FEATURES /FURNISHINGS:

Spectacular Yellowknife & Great Slave Lake views from this 2 storey 2 bedroom, 3 bath 1800 sq. ft. penthouse in YK's tallest building, lower solarium/sitting room, upper private deck off primary bedroom, , spacious entry way, office area. Upper level laundry room. New upgrades only months old featuring: Wood burning fireplace in living room set in floor to ceiling stacked marble. New luxury vinyl tile throughout. Marble tile in the ensuite bath with a soaker tub and full tile surround in the stand alone shower and new double vanity. New sliding closet doors in the primary bedroom and entryway. New carpet on stairs leading to the upper level. 2nd bathroom features a new jetted tub. Flat finish ceilings, new counter tops in kitchen with breakfast bar, tiled backsplash, new deep stainless kitchen sink, freshly painted throughout, new lighting fixtures throughout, spacious bedrooms, Worry free lock & leave living with all the amenities in the heart of YK. 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.

**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/Range hood, Washer, Dryer, Blinds.

### FOUNDATION

Steel Piles & Concrete

### PROPERTY TAXES

Amount/yr \$2593.34 2021

Tenure Condo Fees

Fees \$1759

Area Downtown

# 1708-5018 49 St, Yellowknife, NT

Main Building



1st Floor



2nd Floor

PREPARED: Sep 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

