

# WELCOME TO

## 201 5009 E 44 STREET

### \$499,000

5073

**DELLA FRASER**

WORK 867.669.2111

CELL 867.445.4010



### ROOM SIZES

Living Room 17.10 X 14.4	Dining Room 6.11 X 9.8	Kitchen 9.9 X 9.8			<b>BATHS</b> 2 Full
Primary Bedroom 12.11 X 11.11	Bedroom 12.3 X 9.3	Bedroom 11.9 X 9.3			Storage Basement
Laundry 5.7 X 10.11				Make: Model: Serial #:	Foyer / Entry Deck 11.6 X 8 & 22 X 17

### HEAT

### INSULATION

### BUILDING

### LOT

Type F/A PROPANE	Ceiling: R 50	Sq.ft 1270	Lot Size
Annual Cost	Walls: R 29	Age 2016	Garage
Litres Over Last 12 Mo. \$110 / Month	Floor: R	Lot Block Plan Unit C4762 15	Parking Single Energized
	Skirting: R		

### SPECIAL FEATURES /FURNISHINGS:

This is your chance to own this much-coveted lake-view condo in the highly desirable Summit Development. The open concept kitchen and living area are perfect for cooking and entertaining with eat-in bar at the kitchen island. There is plenty of storage and counter space in this bright and airy kitchen with a gorgeous white quartz countertops and Maytag stainless steel appliances including the upgraded fridge with water dispenser and propane stove. A cooks delight. This 3 bedroom 2 full bath home also features upgraded vinyl plank flooring, beautiful built in storage in the laundry, front loading washer and dryer, built-in dining hutch, generous storage directly outside the unit, incredibly low heating costs at \$110.00 per month average, and of course the views to die for off the huge deck at 22 x 7 feet with views to Latham Island and Back Bay. Immediate possession.

**Condo fees include:** insurance on structure, common area insurance, snow removal and management fees and more.

**Price Includes:** propane stove, fridge, dishwasher, washer, dryer, custom blinds, microwave hood fan.  
(Original upgrades referred to)

### FOUNDATION

Concrete To Bedrock

### PROPERTY TAXES

Amount/yr	\$2051.35	2021
-----------	-----------	------

Tenure	Condo Fees
--------	------------

Fees	\$470/mo.
------	-----------

Area	Downtown
------	----------

# 201E-5009 44 St, Yellowknife, NT

## Main Floor



PREPARED: 2022/05/14



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.



