COLDWELL BANKER
NORTHERN BESTSELLERS

WELCOME TO
5519 44 STREET
$1,150,000

MLS MULTIPLE LISTING SERVICE®
5242

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C

ROOM SIZES

Living Room 19.8 X 11.11	Dining Room 11.7 X 12.9	Kitchen 19.7 X 17.8	Family Room 15.5 X 12.6	Storage/Utility 26.1 X 34.6	BATHS	1-2pc, 1-4pc Ensuite Suite: 1-3pc, 1-4pc
Primary Bedroom 18.10 X 14.10	Bedroom 11.9 X 10.5	BSMT Office/Bedroom 14.8 X 20.9	Main Floor Laundry 7.8 X 5.11	Utility Room 14.2 X 15.5	Storage	Basement Partially Finished
Suite Living Room 15.3 X 20.5	Suite Kitchen 9.7 X 12.7	Suite Bedroom 15.3 X 11.4	Suite Bedroom 10.9 X 13.2	Make: Model: Serial #:	Foyer / Entry 11.2 X 7.1	Deck 3 Decks

HEAT

Type: OIL & PROPANE, BOILER/FANCOIL
Annual Cost: $7,500.00
Litres Over Last 12 Mo.: Estimate

INSULATION

Ceiling: R 40
Walls: R 20
Floor: R
Skirting: R

BUILDING

Sq. Ft. 1930 + 2 Lower Levels
Age

Lot	Block	Plan	Unit
25	87	1403	

LOT

Lot Size 13577
Garage
Parking Triple Concrete

SPECIAL FEATURES /FURNISHINGS:

This light filled executive class waterfront home is situated on a huge lot (13,777 sf) that slopes down to the shoreline of Great Slave lake. A one of a kind property with a private dock. The main floor is anchored by a huge custom renovated kitchen with top end appliances including a 6 burner propane cooktop, 2 ovens, granite countertops, butler's pantry with a second double door fridge/freezer and loads of cabinets throughout. If you love entertaining and cooking this kitchen is for you. The living/dining room has a cozy 3 sided propane fireplace for cold winter nights. Also on this floor is the primary bedroom with huge windows looking to the lake on 2 sides, jetted tub, walk in steam shower and 2 walk-in closets a second bath and bedroom finishes out the main floor. The lower level has the one bedroom legal revenue suite with lake views, the third bedroom, bath and a generous utility/storage area and sauna. The lower basement has a 5th bedroom/office or flex space with amazing waterfront views again and a large mechanical room. Other building details include roof 2014, Hardie Board siding, the triple pane Low-E argon windows are top of the line with Sunstop, water delivery in the winter and city services in the summer. Dedicated propane line to the deck for BBQ's, laminate flooring and high end tiling, fireplace can be started manually in case of power outage. The sprinkler system is installed but is not hooked up.

Possession in in the spring of 2023. If you are a qualified purchaser get in touch and we would love to take you through

Price Includes: Fridge, Double Door Fridge/Freezer, 6 Burner Propane Stove, 2 Wall Ovens, Dishwasher, Microwave, Washer and Dryer.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr $5613.89 2022

Tenure Fee Simple
Fees
Area School Draw

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5519 44 St, Yellowknife, NT

Main Building

Suite Level (Below Grade) **Main Level** **Basement (Below Grade)**

0 5 10 ft

PREPARED: 2022/11/16

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.

iGUIDE