

WELCOME TO
100 4920 45 STREET
\$349,900

5722

DELLA FRASER

WORK 867.669.2111

CELL 867.445.4010



ROOM SIZES

Living & Dining Room 14.5 X 11.10	Kitchen 8.8 X 10				BATHS	1 Full
Primary Bedroom 11.10 X 9.8	Bedroom 9.9 X 9.8				Storage	Basement
Laundry Room 7.7 X 5.1				Make: Model: Serial #:	Foyer / Entry	Deck Front Deck

HEAT

INSULATION

BUILDING

LOT

Type	F/A & INFLOOR PROPANE	Ceiling: R	60	Sq. Ft.	800	Lot Size	
Annual Cost	\$1,500.00	Walls: R	32	Age	2014	Garage	
Litres Over Last 12 Mo.	Approximate	Floor: R		Lot	Block	Parking	Single
		Skirting: R		Plan	C4406	Unit	2

SPECIAL FEATURES /FURNISHINGS:

High quality 2 bedroom 1 bath condo nestled in the downtown core, minutes from shopping and restaurants. The front of the property boasts mature trees and a professionally landscaped yard, outside storage to the rear & paving stone parking for 1. This high quality build used a variety of LEED certified materials, high efficiency heating system, triple pane windows & HRV that all makes for more affordable utilities. Mostly cork flooring with in-floor heated slate tiles in the entry and bath, solid surface countertops (Paperstone) & energy efficient appliances. The compact kitchen features quality cabinetry, newly refinished countertops – gorgeous!, mostly new overhead lighting, 4 burner propane stove & a microwave/ hood-fan. The bedrooms feature newly sanded and sealed window ledges, new floor and condensate pump in the mechanical. This priced to sell condo is in a great location to walk to work in the downtown core. Listed by Della Fraser. Call me today at 445-4010, to make this sweet condo yours today.

Price includes: Fridge, propane stove, dishwasher, washer/dryer/ blinds.

Condo fee covers: building insurance, exterior maintenance, snow removal, reserve fund etc.

FOUNDATION

Concrete Spread Footings

PROPERTY TAXES

Amount/yr \$2389.55 2023

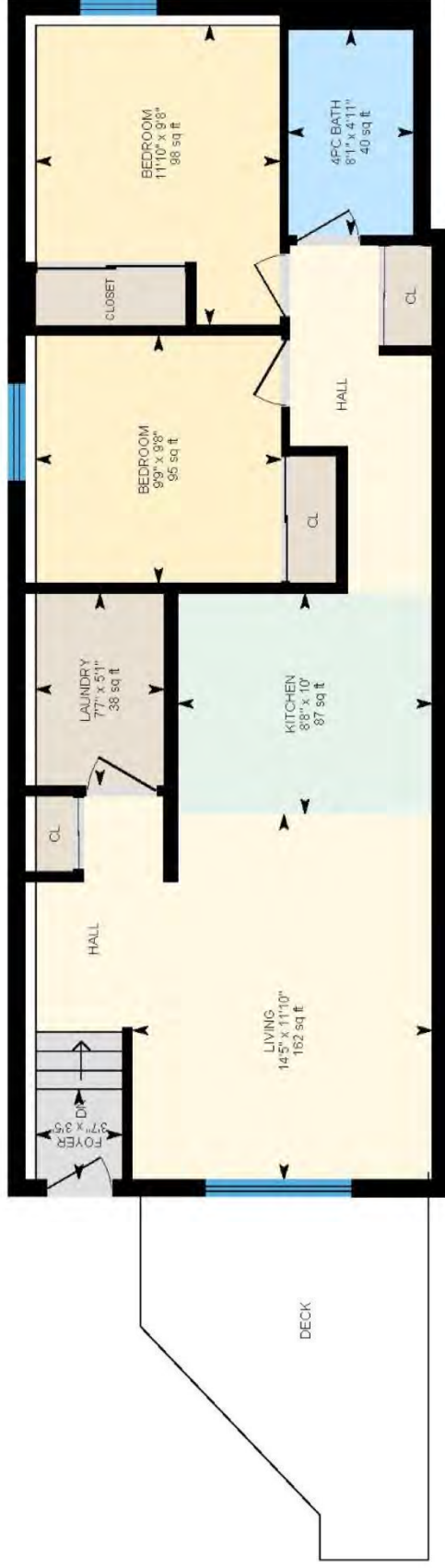
Tenure Condo Fees

Fees \$344.06/mo.

Area Downtown

100-4920 45 St, Yellowknife, NT

Main Floor



PREPARED: 2023/05/17



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.



