

WELCOME TO
606 5018 49 STREET
\$379,000

5694

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 14.3 X 13.10	Dining Room 14.6 X 10.11	Kitchen 8.8 X 9.4			BATHS 1-4pc, 1-pc Ensuite
Primary Bedroom 13.2 X 13.8	Bedroom 8.4 X 13.5	Den/Bedroom 11.6 X 14.10			Storage Basement Heated Storage Units
Laundry 8.5 X 9				Make: Model: Serial #:	Foyer / Entry Deck 6 X 12

HEAT

INSULATION

BUILDING

LOT

Type OIL HW BASEBOARD	Ceiling: R 40	Sq. Ft. 1170	Lot Size
Annual Cost	Walls: R 20	Age 1989/90	Garage
Litres Over Last 12 Mo. Included in Condo Fees	Floor: R	Lot Block Plan C2157	Parking Underground Parking in addition to fees
	Skirting: R	Unit 31	

SPECIAL FEATURES /FURNISHINGS:

This well maintained 2 BR + den, 2 bath condo is centrally located in the heart of YK and offers lock & leave worry-free living. North facing with great views of Great Slave Lake and receives evening sun on the deck. Upgrades featuring: Updated kitchen cabs & countertops with an adjoining laundry/pantry/storage area with BI shelving and the stackable washer/dryer, oak hardwood flooring. 1 yr old dishwasher, newer microwave and stove. Extended kitchen counters with upper and lower storage drawers and a breakfast bar. Newer vanity counter-top in the main bath. The spacious den can be re-purposed to a 3rd BR with the addition of a wardrobe. Some upgraded lighting fixtures, ceiling fans in both BR's. The spacious primary BR has a 3 pc ensuite and a large closet with an organizer.

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. Well run condo corp. with a healthy reserve fund, well maintained bldg.

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer & Window Coverings.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1796.91 2023

Tenure Condo Fees

Fees \$1304.08/mo.

Area Downtown

606-5018 49 St, Yellowknife, NT

Main Floor



PREPARED: 2024/03/05



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.



