

WELCOME TO  
1201 5018 49 STREET  
\$335,000

5745

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 12.6 X 13.5	Dining Room 12.6 X 8.9	Kitchen 8 X 8				BATHS	1-4pc
Bedroom 12.4 X 12.4	Den 9.6 X 13.3					Storage	Basement Heated Storage & Parking
Laundry 8.1 X 4.8					Make: Model: Serial #:	Foyer / Entry 5.8 X 9.1	Deck 14.6 X 5.6

HEAT

INSULATION

BUILDING

LOT

Type HW BASEBOARD	Ceiling: R 40	Sq. Ft. 903	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 Separate from condo fees
	Skirting: R	Unit 74	

SPECIAL FEATURES /FURNISHINGS:

Open concept 1 BR + den or 2nd BR 1 bath condo with southern exposure offers great views of the city, Great Slave & Frame Lake. Very quiet concrete building with worry free lock and leave living. Light & bright interior. Laminate flooring. Building amenities include: dual elevators, 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.

**Condo Fees Include:** Heat, Water, Building Security, Outside & Common area maintenance, Building & Common Area Insurance & Access to All Building Amenities.

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, Blinds.

FOUNDATION

Concrete & Steel Piles

PROPERTY TAXES

Amount/yr \$1415.75 2023

Tenure Condo Fees

Fees \$997/mo.

Area Downtown

# 1201-5018 49 St, Yellowknife, NT

## Main Floor



PREPARED: 2024/04/06



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.

