

WELCOME TO
200 4906 45 STREET
\$489,900

5802

SHANE CLARK

WORK 867.669.2110

CELL 867.446.4663



ROOM SIZES

Living Room 15.11 X 17	Dining Room 10.9 X 9.11	Kitchen 15.11 X 18.11			BATHS 1-4pc, 1-4pc Ensuite
Primary Bedroom 12 X 17.2	Bedroom 7.10 X 14.6	Bedroom 7.9 X 14.6			Storage Basement
				Make: Model: Serial #:	Foyer / Entry 4.5 X 5.8 Deck Balcont 4 X 16

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R 60	Sq. Ft. 1640	Lot Size 5000 Sq. Ft.
Annual Cost \$3,192.00	Walls: R 32	Age 2012	Garage
Litres Over Last 12 Mo.	Floor: R	Lot Block Plan Unit C4404 4	Parking Singe Energized
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Welcome to a truly exceptional living experience at this captivating 2-storey unit boasting 3 bedrooms and 2 baths, nestled within a sought-after building at this prime location. Offering a seamless blend of modern sophistication and sightlines of Great Slave Lake, this residence epitomizes luxury living at its finest. High end construction with certified LEED materials, high efficient heating system, on demand hot water and an attractive propane stove for cooking. Upper level is a full open concept kitchen, dining and living area with a glass enclosed propane fireplace. Entertain with family and friends with the large central kitchen island complete with granite slab and bar stools. Custom cabinetry and countertops, crown molding and a spacious balcony highlight this unit that includes exterior storage, energized parking spot and much more. Showings available on short notice!!!

Call and organize your own personal tour now for this amazing property! Shane at 867-446-4663

Price Includes: Fridge, stove, dishwasher, microwave, washer/dryer, King size murphy bed, 4 barstools, storage locker, energized parking spot.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$3613.48 2023

Tenure Condo Fees

Fees \$410/mo.

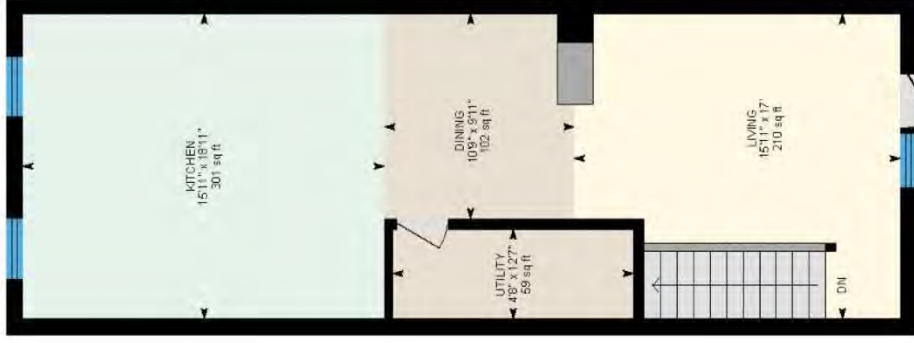
Area Downtown

200-4906 45th St, Yellowknife, NT

Main Building



Main Floor



2nd Floor

0 4 8 ft

PREPARED: 2024/05/10

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.



