

WELCOME TO
706 5018 49 STREET
\$379,900

5823

MOLLY MILLIGAN

WORK 867.669.2107

CELL 867.688.0303



ROOM SIZES

Living Room 14.1 X 14.4	Dining Room 11.6 X 12.10	Kitchen 9.3 X 8.9			BATHS	1-4pc. 1-3pc Ensuite
Primary Bedroom 13.8 X 13.2	Bedroom 13.6 X 8.5	Bedroom/Office 14.1 0X 11.7			Storage	Basement
Laundry Room 9 X 7.9				Make: Model: Serial #:	Foyer / Entry 9.4 X 3.10	Deck 5.6 X 12.6

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R	Sq. Ft.	1147	Lot Size
Annual Cost	Walls: R	Age	1990	Garage
Litres Over	Floor: R	Lot	Block	Parking
Last 12 Mo. Included in condo fees	Skirting: R	Plan	C2157	Unit
				39

SPECIAL FEATURES /FURNISHINGS:

☀️ Luxurious Downtown Living with Stunning Bay Views! ☀️
Welcome to this exquisite 2-Bedroom + Den, 2 Bath condo, perfectly positioned in the heart of downtown Yellowknife. Wake up every day to breathtaking views of Yellowknife Bay from your private balcony, and enjoy the luxurious lifestyle this meticulously cared-for home offers. Step inside to discover a spacious layout, perfect for a growing family or allow for a guestroom and home office. The recently renovated bathrooms feature tiled flooring and surrounds, a deep-set ceramic tub, a walk-in glass shower, and stunning vanities.

Located in a quiet, well-maintained concrete building, this condo offers an array of premium amenities:

- Secure monitored entry
- Spacious, well-appointed lobby
- On-site mailboxes
- Direct inside access to the mall
- Fitness facility
- Outdoor barbecue deck and party room
- Heated basement storage locker
- Convenient garbage chutes on each floor

Don't miss this opportunity to own a piece of downtown luxury with unparalleled views and amenities. This home is designed for those who appreciate quality, convenience, and style.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1796.91 2023

Tenure Condo Fees
Fees \$1304.08/mo.

Area

706-5018 49 St, Yellowknife, NT

Main Floor



PREPARED: 2024/05/24



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.



