

WELCOME TO
705 5018 49 STREET
\$268,000

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room 21.1 X 11.4	Kitchen 7.11 X 8				BATHS	1-4pc
Bedroom 15.5 X 10					Storage	Basement Storage & Heated Parking Area
Laundry Room 6.11 X 9.3				Make: Model: Serial #:	Foyer / Entry 8.9 X 3.10	Deck 5.6 X 12.6

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R	Sq. Ft.	707	Lot Size
Annual Cost	Walls: R	Age	1989/90	Garage
Litres Over Last 12 Mo. Included in condo fees	Floor: R	Lot	Block	Parking
	Skirting: R	Plan	C2157	Unit
				38

SPECIAL FEATURES /FURNISHINGS:

This 1BR/1bath condo is centrally located in the heart of YK and offers lock & leave worry-free living. Separate laundry room offers extra storage. Deep soaker tub in the bathroom. Vinyl flooring throughout, no carpets. Spacious deck receives evening sun and offers views of Great Slave Lake. Owner has heated underground parking that could be transferable. 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.

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, microwave, washer dryer, window coverings.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1132.95 2024

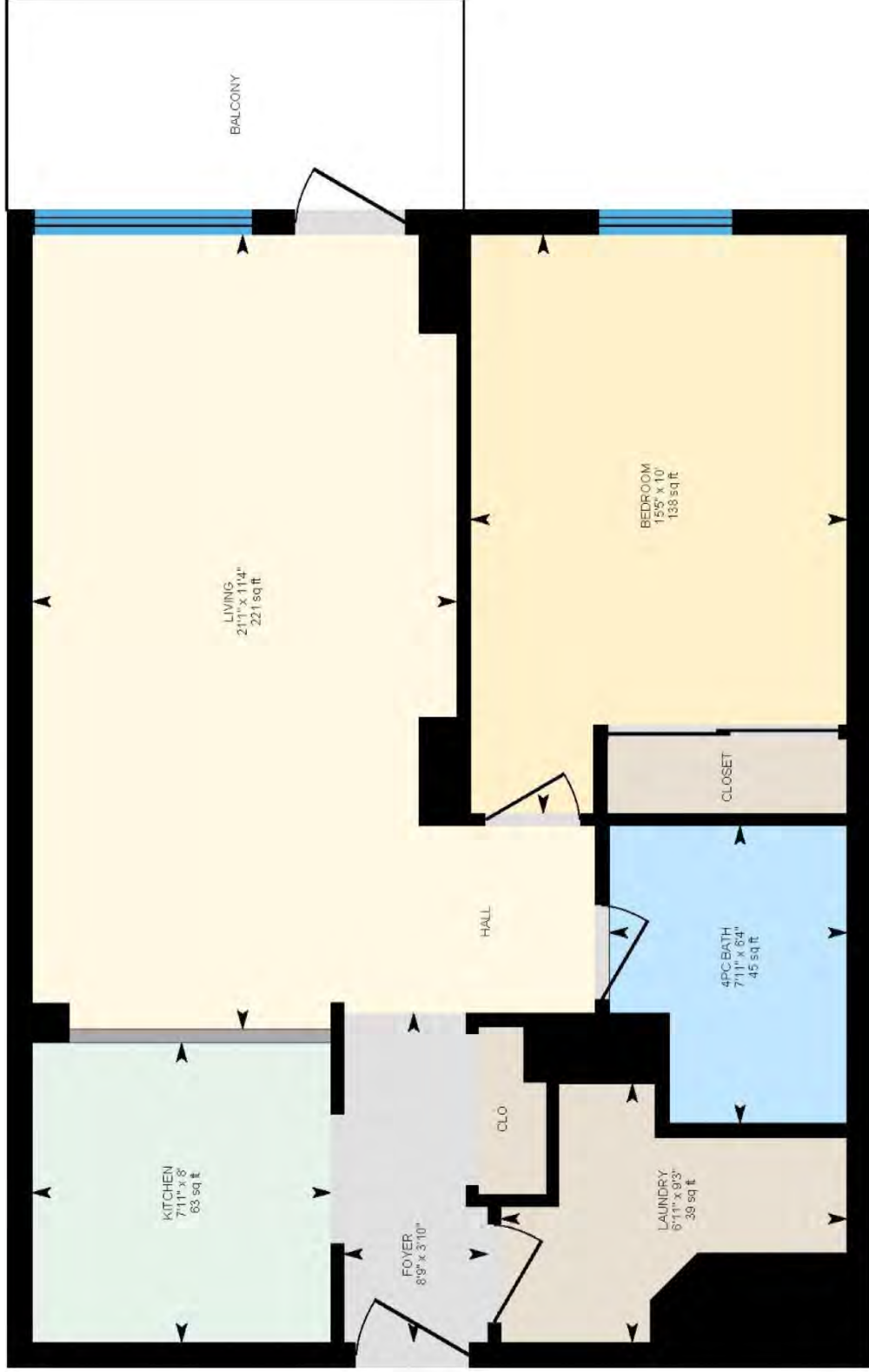
Tenure Condo Fees

Fees \$716.13/mo.

Area

705-5018 49 St, Yellowknife, NT

Main Floor



PREPARED: 2024/07/24



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.



