

WELCOME TO
304 5018 49 STREET
\$309,900

5910

NATHAN ROUND

WORK 867.669.2103

CELL 867.446.2458



ROOM SIZES

					BATHS	
					Storage	Basement No
				Make: Model: Serial #:	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R	Sq. Ft.	690	Lot Size	690
Annual Cost	Walls: R	Age	1989	Garage	
Litres Over Last 12 Mo. Included in Condo fees	Floor: R	Lot	Block	Parking	Single Aboveground Energized
	Skirting: R	Plan	C2157	Unit	5

SPECIAL FEATURES /FURNISHINGS:

Well updated 1 bed 1 bath with electrified parking (\$135/ month) & heated storage. 304 5019 49 street is a comfortable condo situated in the heart of the city near to all downtown amenities and featuring many of its own amenities including: Garbage chutes on each floor, a gym, a party room, parking, heated storage all found in this well managed condo. In suite laundry, a well sized patio and some nice improvements to the condo make this modern apartment move in ready. Looking for end of September possession this condo is easy to view! Condo fees \$717 per month include heat, insurance, management, reserve fund and more! *Photos are from 2023*.

FOUNDATION

N/A

PROPERTY TAXES

Amount/yr \$1160.21 2024

Tenure Condo Fees

Fees \$717/mo.

Area Downtown

