

WELCOME TO  
306 5604 50 AVENUE  
\$445,000

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room & Dining 17.7 X 12.11	Kitchen 17.7 X 6.4				BATHS	1-3pc, 1-4pc Ensuite	
Primary Bedroom 9.1 X 15.5	Bedroom 9.1 X 12.9	Den/Office 9 X 7.5			Storage	Basement	
Laundry Room 9.3 X 6.2				Make: Model: Serial #:	Foyer / Entry	Deck	Balcony

HEAT

INSULATION

BUILDING

LOT

Type	OIL HW RADIANT WALL HEATERS	Ceiling: R	52	Sq. Ft.	900	Lot Size	
Annual Cost		Walls: R	28	Age	2015	Garage	
Litres Over Last 12 Mo.	Included in condo fees	Floor: R		Lot	Block	Parking	Single Energized
		Skirting: R		Plan	C4654	Unit	306

SPECIAL FEATURES /FURNISHINGS:

Well appointed 3rd floor south facing condo unit that receives afternoon sun on the oversized deck. On site mail, bike racks, semi covered electrified carport parking. Less than a 10 min walk to downtown. Smartly designed apartment style condo with elevator in building allowing easy access. Secure entry, with front and rear access doors, wide hallways offer comfort accessing your unit. Highly rentable if you are investor looking for a solid investment. Quartz countertops in kitchen and main bath, quality soft close cabinets and drawers in kitchen with contrasting colors. 10' quartz kitchen island with pendant lighting and room for 4 bar stools. 9 ft flat finished ceilings with pot lighting. Main BR features a full ensuite with a heated towel bar and a walk-in closet. Added storage in the laundry room featuring stackable Maytag w/d.

**Price Includes:** Fridge, Stove, Microwave Range Hood, Dishwasher, Washer, Dryer, Some Window Coverings and some furnishings if wanted.

FOUNDATION

Steel Piles To Bedrock

PROPERTY TAXES

Amount/yr \$1843.46 2024

Tenure Condo Fees

Fees \$713/mo.

Area Matonabee

# 306-5604 Franklin Ave, Yellowknife, NT

## Main Floor



PREPARED: 2024/09/02



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.



