

WELCOME TO 5606 51A AVENUE \$599,900



NATHAN ROUND

WORK 867.669.2103 CELL 867.446.2458



| ROOM SIZES | | | | | | | | | | |
|--|---------------------|--|----------------|-----------------------------|------------------------|---------------------|---------------|-------------------------------|------------------|------|
| Living Room YES | Dining YES | Kitchen YES | | | | | BATHS | | 2 | |
| Primary Bedroom YES | Bedroom YES | Bedroom YES | Bedroom YES | | | | Storage | | Basement Full | |
| | | | | Мо | ake: odel: al #: | | Foyer / Entry | | Deck | |
| F | HEAT | INSUI | LATION | | BUILE | DING | | | LOT | |
| Type PROPAN Annual Cost Litres Over Last 12 Mo. SPECIAL FEA | NE ATURES /FURNI | Ceiling: R 6: Walls: R 3: Floor: R Skirting: R | | Sq. Ft. Age Lot 15 | Block 59 | 1315 Plan 391 | Unit | Lot Size Garage Parking | 3300 | I |
| 4 bed 2 bath home on 51A ready to be finished! This well located home is situated just a block from ltlo School on the edge of Downtown close to all amenities. Recent upgrades include metal roofing, updated plumbing, electrical and heating systems, Bosch appliances, and added insulation (R35 walls R65 attic). High efficiency propane furnace. Brazilian hardwood floors, high end finishings and a large | | | | | | | ls | FOUNDATION Concrete | | |
| corner window make for a bright and beautiful main level. Basement is not finished though flooring, drywall and materials are on site to get the job done. The main level is move in ready with exception | | | | | | | | PROPERTY TAXES | | |
| for a couple touches. This home is perfect for a handyman who wants a live in project OR someone with a keen eye for latent value! Once finished this home will be a spectacular dwelling in an ideal location. And the work will be all the more easy with materials on site already. Call for a viewing of this | | | | | | | Amou | nt/yr \$ | \$3282.30 | 2025 |
| fantastic property today! Price Includes: Stove, Refrigerator | | | | | | | Те | nure Fees | Fee Simple | le |

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