

WELCOME TO

5606 51A AVENUE

\$599,900

6437

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
				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R 65	Sq. Ft. 1315	Lot Size 5500
Annual Cost	Walls: R 35	Age	Garage
Litres Over Last 12 Mo.	Floor: R	Lot 15	Parking
	Skirting: R	Block 59	Paved
		Plan 391	Unit

SPECIAL FEATURES /FURNISHINGS:

4 bed 2 bath home on 51A ready to be finished! This well located home is situated just a block from Itlo 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 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 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 fantastic property today!

Price Includes: Stove, Refrigerator

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$3282.30 2025

Tenure Fee Simple

Fees

Area

