

## WELCOME TO 5303 49 STREET \$739,900



## **NATHAN ROUND**

WORK 867.669.2103 CELL 867.446.2458



ROOM SIZES										
Living Room 12 X 19.4	Dining Room 8 X 9.3	Kitchen 14.11 X 14.1			BATHS	2 Full				
Primary Bedroom 11.9 X 13.3	Bedroom 10.6 X 11.1	Bedroom 11.6 X 8	Bedroom 9.1 X 13.1	Bedroom 14.1 X 9.11	Storage 7.7 X 9	Basement Full, Developed				
Basement Kitchen 5.6 X 8.8	Rec. Room 12.8 X 19.8	Laundry Room 13.5 X 15.9	Den 8.2 X 7.10	Make: Model: Serial #:	Foyer / Entry	Deck Concrete Patio				

HEAT	INSULATION		BUILDING			LOT
Type F/ A OIL	Ceiling: R 60 +/-	Sq. Ft.	2421		Lot Size	5700
Annual Cost	Walls: R 22 +/-				Garage	
Litres Over	Floor: R	Age	1969			
Last 12 Mo.	Skirting: R	Lot	Block Plan	Unit	Parking	Paved
SPECIAL FEATURES /FURNISHINGS:			88 482			

Room for the whole family + an income generating suite! 5303 49 Street is a beautiful home on the edge of Downtown close to work, schools and amenities with an income generating 1 bed + Den suite that has its own entrance! 5 bedrooms, 2 bathrooms in total this home spans over 2400 square feet. On the main level 3 bedrooms, bright and open living/dining and a large kitchen. On the lower level is the laundry and storage area, an office/bedroom and then the suite with 1 bed + den, kitchen and washroom. The home backs onto rocky green space with no neighbors to the rear. Large paved driveway suitable for RV parking leads into the spacious backyard with a sizable storage shed. This home is updated with added insulation, modern siding, furnace & oil tank 2012, roof 2011, HW tank 2018, updated landings/stairs, PVC windows. The perfect home for a growing family or anyone looking to take advantage of the income generating suite! Well located and in great shape, book a private tour today!

Price Includes: Dishwasher, Stove, Refrigerator, Washer, Storage Shed, Dryer

**FOUNDATION** 

Concrete

PROPERTY TAXES

\$3,578 2025 Amount/yr

Tenure Fee Simple

Fees

SCHOOL DRAW Area

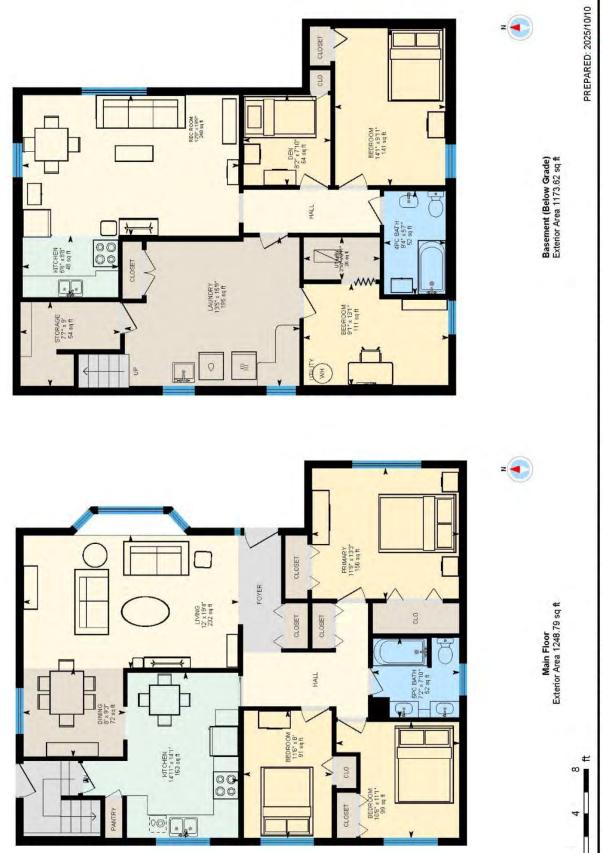


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## 5303 49 St, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1248.79 sq ft



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.











