

WELCOME TO

5303 49 STREET

\$739,900

6455

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 +/- Walls: R 22 +/- Floor: R Skirting: R	Sq. Ft. 2421	Lot Size 5700
Annual Cost Litres Over Last 12 Mo.		Age 1969	Garage
		Lot 2 Block 88 Plan 482	Parking Paved

SPECIAL FEATURES /FURNISHINGS:

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

Amount/yr \$3,578 2025

Tenure Fee Simple

Fees

Area SCHOOL DRAW

5303 49 St, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1248.79 sq ft



PREPARED: 2025/10/10

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.



