

WELCOME TO  
604 5018 49 STREET  
\$295,000

6543

MOLLY MILLIGAN

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ROOM SIZES

Living Room 12.10 X 11.4	Dining Room 7.7 X 10.3	Kitchen 8.8 X 8			BATHS 1-4pc	
Bedroom 15.4 X 10.1					Storage	Basement
Laundry Room 6.11 X 9.3				Make: Model: Serial #:	Foyer / Entry 3.6 X 9.3	Deck

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R	Sq. Ft.	631	Lot Size
Annual Cost	Walls: R	Age	1989	Garage
Litres Over Last 12 Mo. Included in condo fees.	Floor: R	Lot	Block	Parking
	Skirting: R	Plan	Unit	
		C2157	29	

SPECIAL FEATURES /FURNISHINGS:

Located on the 6th floor in the heart of Downtown, this 1-bedroom condo offers easy living with beautiful views of Great Slave Lake. Set in a quiet, secure concrete building, it combines comfort, convenience, and a low-maintenance lifestyle.

Enjoy access to excellent building amenities, including a well-equipped fitness centre, stylish lobby, BBQ deck, and a party room—perfect for entertaining. Practical features like garbage chutes on every floor, on-site mailboxes, and a heated basement storage locker make daily living simple.

Inside, the unit has been recently painted with refreshed kitchen and bathroom finishes, showing pride of ownership throughout and ready for immediate move-in.

Updated freshly painted bathroom with new flooring, vanity, and toilet. Existing jacuzzi tub offers flexibility for future customization.

Parking options include heated underground or above-ground spaces (subject to availability). Condo fees cover heat, security, maintenance, and full access to amenities.

A smart opportunity to own a well-located condo with views in one of the city's most desirable downtown buildings.

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1219.16 2025

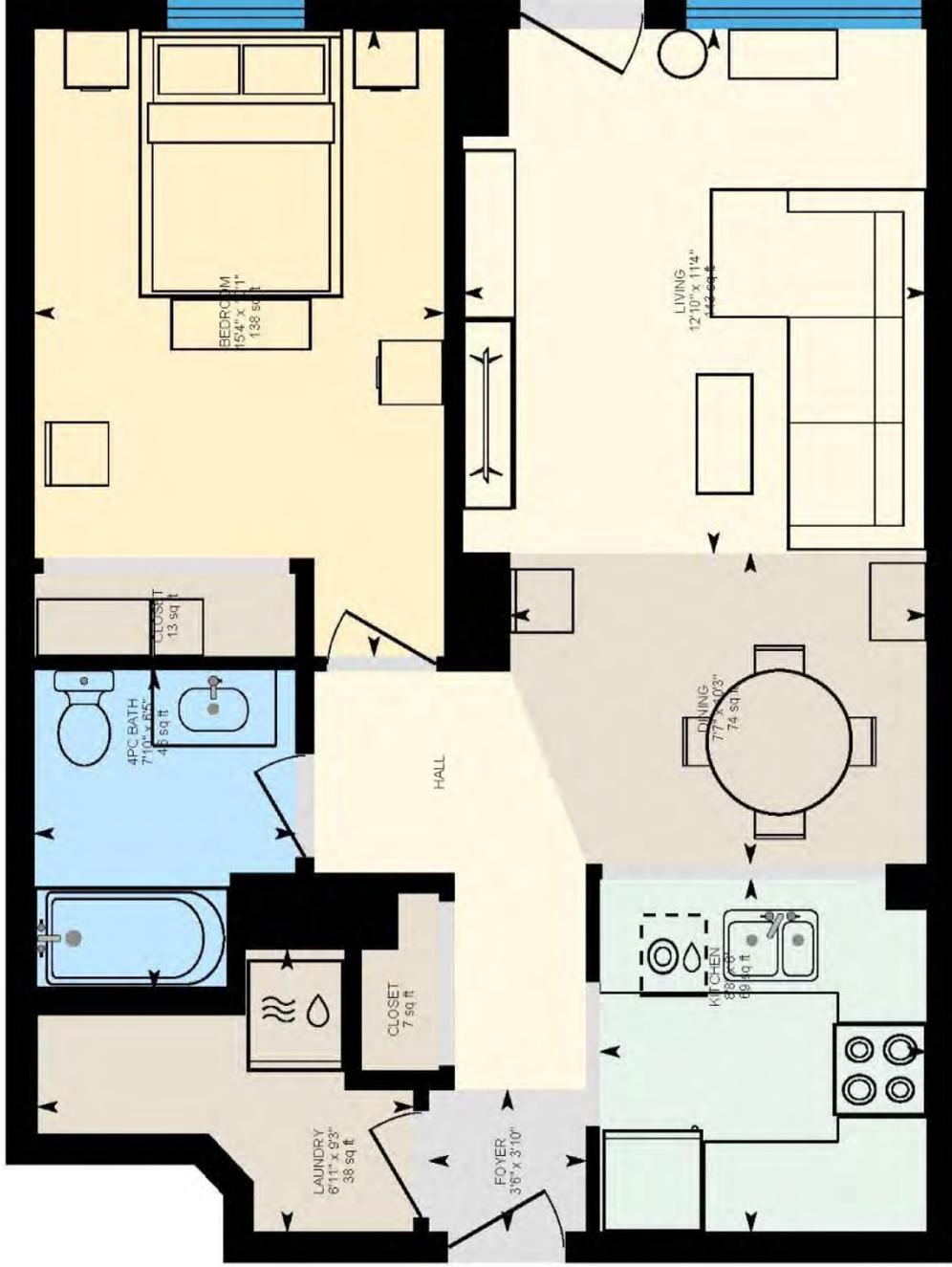
Tenure Condo Fees

Fees \$765.71

Area DOWNTOWN

# 604-5018 49 St, Yellowknife, NT

## Main Floor



PREPARED: 2026/01/18



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.



