



## 1708-5018 49 Street

Step into a spacious entryway that welcomes you into a bright and open living space featuring a wood-burning fireplace with a custom stone wall, in-unit storage room, and an updated kitchen with stainless steel appliances and a stunning custom tile backsplash. The sunroom, with its wall-to-wall windows, floods the home with natural light and showcases the incredible surrounding views.

Upstairs, the expansive primary suite features a wall of closets and a fully renovated ensuite with a freestanding soaker tub, double vanity, custom tile work, and a separate walk-in shower. The generously sized second bedroom is serviced by another updated full bath featuring a jetted tub. The upper level also offers a separate laundry room.

Enjoy worry-free, lock-and-leave living in this quiet, secure concrete building, complete with a wide array of amenities including a secure, monitored entry, well appointed lobby with on-site mailboxes, direct indoor access to the mall, fitness facilities including a fully equipped weight room, two racquet courts, ping pong tables, and a barbecue deck & party room. Heated underground parking is available (not included in condo fees), heated storage lockers in the basement and garbage chutes on every floor.

Condo fees: includes property management, building maintenance and insurance, fitness facility, reserve fund.

This is urban living at its finest – comfort, security, and amenities all in the vibrant center of Yellowknife.

**Year Built:** 1990

**Style:** Condominium

**Property Tax:** \$2,768.66/year

**Heating:** Included in the condo fee

**Condo Fee:** \$2,209/month

**Fireplace:** Wood

**Foundation:** Concrete

**Storage:** 8.5 x 7 heated storage



**\$459,900**

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