



101U-5009 44 Street

Bright, Modern Living with Stunning Lake Views!

Step into this beautifully designed 3-bedroom, 2-bath condo that perfectly blends modern comfort and style. High ceilings and expansive windows fill the open-concept living, dining, and kitchen areas with natural light, offering breathtaking views of Great Slave Lake. The bright, contemporary kitchen features white cabinetry, quartz countertops, a classic subway tile backsplash, stainless-steel appliances, and a spacious eat-up island that's perfect for entertaining or casual dining.

Two generously sized bedrooms and a beautifully finished main bathroom provide comfort and flexibility for family, guests or home office. The spacious primary suite offers the perfect retreat, complete with a private 3-piece ensuite and access to one of two balconies ideal for enjoying morning coffee, evening sunsets, or entertaining with a view.

Additional highlights include a separate laundry room, heated storage area conveniently located beside the unit entrance, and one energized parking stall.

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, and Window Coverings.

Condo Fees Include: Building Insurance & Maintenance, Snow Removal, Garbage Pick Up, Property Management & Reserve Fund

Year Built: 2016

Style: Condominium

Property Tax: \$2,523.63 (2025)

Heating: \$3510.31 (2025)

Foundation: Concrete

Fuel Type: Propane

Roof: Asphalt Shingles

Parking: Paved Drive




\$549,900

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