

4  
Bedrooms



3  
Bathrooms



1,190  
Square Feet



5,937 Sq. Ft  
Lot Size



MLS # 6622  
Listing ID



## 5403 49 Street

Well-maintained 4-bedroom, 2.5-bathroom split-level home, ideally located just minutes from downtown in the highly sought-after School Draw neighbourhood. Enjoy close proximity to Tin Can Hill, scenic walking trails, and Great Slave Lake.

The upper level offers bright and functional living space, featuring a newly renovated main bathroom, three spacious bedrooms, including a primary suite with double closets and a convenient 2-piece ensuite.

The inviting living room flows seamlessly into a beautifully updated kitchen complete with modern cabinetry, and direct access to the deck perfect for outdoor entertaining and summer BBQs.

The fully developed lower level provides excellent flexibility with a family room, additional bedroom, a full bathroom, laundry and mechanical, plus a workshop/ storage area ideal for growing families or those needing extra space.

A pre-sale inspection is available for added peace of mind. \*Living room and 2 bedroom windows on order. \*Woodstove sold as-is.

**Property Tax:** \$3,413

**Fuel Type:** Oil

**Tax Year:** (2025)

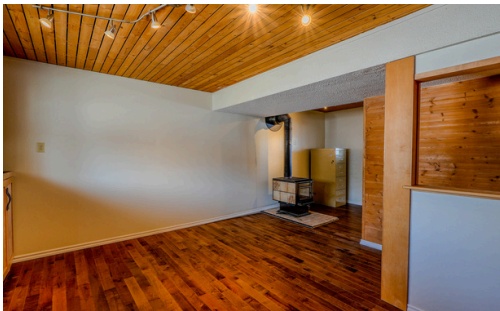
**Heating:** Wood stove

**Construction:** Single Family

**Parking:** Gravel Drive

**Foundation:** Concrete

**Storage:** Shed




**\$659,900**

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