



3364

www.cbyk.ca

WELCOME TO
122 Niven Drive
\$819,900

WORK 669-2110

CELL 688-5376

TF 1-833-669-2100

CURTIS SERNOSKIE



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR 24.6 X 18.6	DR 13.4 X 12.10	KIT 11.5 X 8.3	FAM/DEN	LA 5.1 X 3.11	BATHS 1-2pc, 1-4pc, 1-5pc Ens.	
MBR 16.9 X 13.1	BR 13.9 X 10.10	BR 15.2 X 9.10	BR 10.5 X 8.10	BR	STRG	BSMT Heated Walkout
Family Rm 15.9 x 13.11	Office/Den 10.5 x 9.10	Screened Porch 11.5 x 13			Entry	Deck 12x12 & 15x12

HEAT

INSULATION

BUILDING

LOT

Type OIL/FAN COIL & INFLOOR	Ceiling: R 55	Sq. Ft. 2700	Lot Size
Annual Cost \$8,410.68	Walls: R 28	Age 1999	Garage Heated Double
Litres Over Last 12 Mon. 6894 L	Floor: R	Lot 13 Block 303 Plan 2631	Parking Triple Concrete
	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

This well-built 4 bedroom plus den and 2.5 bathroom home features some of the most spectacular views in all of Yellowknife. Enjoy the outstanding scenery of back bay and old town from your kitchen or 12x12 elevated deck. The property provides ample storage in the double heated garage and oversized crawlspace. The spacious main living area features separate living and family rooms with 2 wood fireplaces and additional pellet stove. The house has new flooring throughout the upper and lower levels, with upgraded light fixtures in foyer, kitchen and dining room (2016). A full custom kitchen renovation was undergone in (2018) which includes cabinetry, countertops, and backsplash. Kitchen appliances were previously updated in (2016). The Master bedroom offers a walk-in closet, large bathroom with separate shower, jetted whirlpool tub and has a walk-out door leading to the exterior of the home. Off the rear of the main level there is an additional 11.5x13 screened in porch providing the perfect place to relax on summer evenings. Call Curtis today for your chance to see this Yellowknife gem!

Price Includes: Fridge x2, Stove, Dishwasher, Microwave, Washer, Dryer, Freezer, Microwave, Central Vac and Attachments, Blinds, Firewood on Site, Garage Door Opener, Fire-pit

FOUNDATION

Double Heated

PROPERTY TAXES

Amount/yr	\$5756.71	2018
Tenure	Fee Simple	
Fees		
Area	NIVEN LAKE	

Make:
Model:
Serial #:
CSA:



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