

**WELCOME TO  
110 NIVEN DRIVE  
\$1,150,000**

4346

**SHANE CLARK**

**WORK 867.669.2110**

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**ROOM SIZES**

Living Room 23.7 X 11.7	Dining Room 18.5 X 13.6	Kitchen 17.7 X 13.6	Family Room 22.2 X 13.11	Laundry UPPER LEVEL & SUITE	<b>BATHS</b> 4 Full, 1 Half
Master Bedroom 22.7 X 12.8	Bedroom 11.8 X 10.10	Bedroom 11.8 X 10.10	Bedroom 15 X 9.9	Office 14.1 X 11.9	Storage 12 X 22
Suite Living Room 19.5 X 9.9	Suite Kitchen 15.11 X 9.9	Suite Bedroom 12.1 X 11.9	Suite Bedroom 11.1 X 11.11	Make: Model: Serial #:	Basement Fully Finished Walkout
					Foyer / Entry Suite 6 X 8
					Deck 12.6 X 26

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

Type OIL	Ceiling: R 55	Sq.ft 3242 + 1802 Walkout Basement	Lot Size 7941
Annual Cost \$8,343.00	Walls: R 44	Age 2002	Garage 24 X 25
Litres Over Last 12 Mo. 9270 L @ 90¢/L	Floor: R	Lot 30	Parking Triple Concrete
	Skirting: R	Block 303	
		Plan 3699	
		Unit	

**SPECIAL FEATURES /FURNISHINGS:**

Quality constructed & smartly designed 4 bedroom home that has everything you are looking for. The amazing house details are clearly evident for this premier Yellowknife Property with over 5000 square feet of living space that includes a 3200 sq ft, two storey home plus a fully finished 2 bedroom basement suite with separate entrance via walk out basement. It is situated on a 7900 square foot lot, the charm is obvious as you approach this home. Whether accessing by Niven Drive, or the trail head of Niven trail or even from the nearby access from Don Jossa Way which leads up from Old Town & Fritz Thiel Park, this inviting home has fantastic curbside appeal. Very practical thinking went into every design of this home, from the fully landscaped front yard with grass and covered entry with stylized column supports and a double detached 24x25 heated garage with 2 garage doors. Access from either side of the home will lead you into the very large backyard complete with massive lawn area, ornamental trees, a 20x20 stamped concrete patio area with central firepit and a private access to the lower 2 bedroom basement suite. Plus there's built in sheltered storage with windows below the 2nd storey deck that has distant view lines of Great Slave Lake and the eastern shore of Yellowknife Bay. \$50k was recently spent to have this backyard professionally designed & detailed. The two storey house itself is loaded with square footage and many living areas and bedrooms to choose from. Four bedrooms on the upper level, 2 of which have independent ensuite bathrooms with 2 other large bedrooms that share another master bathroom. The open inner area is complete with elegant stairwell and landing, plus an easily accessible laundry area. 10' foot high ceilings on the upper two floors provide spacious and bright living spaces. The main floor showcases a formal entry with side office. 2 living rooms off either side of the kitchen and a bonus playroom or family room with double doors that is located behind the garage. The kitchen is 14 x 18' with custom maple cabinets and a recently upgraded appliance package featuring a Samsung double door refrigerator with ice maker and meat & cheese tray drawer plus bottom freezer. Also featured is double oven, working central island and countertop peninsula with bar stools. Access to the upper deck is directly off the kitchen. There is also an interior entry off the garage tucked away for heated access in winter. The lower level features the fully conforming rental suite, complete with separate air recovery system, electrical panel and entrance. The large size of the rental suite houses 2 large bedrooms, storage and separate laundry area, sizeable kitchen and large sitting area. The mechanical areas with heating system and electrical are also the basement. The home is fully sprinklered and is fully move in ready. **Call or text Shane for your personal tour!**

**Price Includes:** Fridge x2, Stove x2, Microwave, Dishwasher x2, Washer x2, Dryer x2, Garage Door Opener x2, Freezer, Blinds, Heat Recovery Ventilators x2.

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**FOUNDATION**

Concrete

**PROPERTY TAXES**

Amount/yr \$7819.19 2020

Tenure Fee Simple

Fees

Area Niven Lake

# 110 Niven Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 3206 sq ft.



**Basement (Below Grade)**  
Exterior Area 1781 sq ft

**2nd Floor**  
Exterior Area 1389 sq ft

**1st Floor**  
Exterior Area 1817 sq ft

PREPARED: Oct 2020

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.



