

WELCOME TO
201 130 MOYLE DRIVE
\$399,900
+ GST

5672

MOLLY MILLIGAN

WORK 867.669.2107

CELL 867.688.0303



ROOM SIZES

Living Room 18.7 X 12.8	Kitchen 8.3 X 9.2				BATHS	1 Full
Primary Bedroom 11.9 X 10.9	Bedroom 11.9 X 10.7				Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R 57	Sq. Ft. 747	Lot Size
Annual Cost	Walls: R 34	Age 2024	Garage
Litres Over Last 12 Mo. Included in condo fees	Floor: R 54	Lot Block Plan Unit C4827 201	Parking Single Energized
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

This BRAND NEW 2 Bedroom, 1 Bath condo is located in the desirable Niven neighborhood and offers a perfect blend of style, functionality, and quality finishings throughout! The thoughtfully chosen high-end finishings and quality construction ensure a sophisticated and luxurious atmosphere. As you step inside, you'll be greeted by the impressive 9-foot ceilings that enhance the spaciousness and provide an airy ambiance. Excellent insulation values offers exceptional energy efficiency and temperature control. The Samsung stainless steel appliances are both functional and visually appealing, making meal preparation a breeze. The washroom features a deep-set ceramic tub with ceramic tile-surround, huge vanity mirror and tonnes of storage. The LG combo washer/dryer offers convenience and efficiency for your laundry needs. This home caters to a lock-and-leave lifestyle and is the ideal living space for individuals, couples, or small families, walking distance to parks, the Niven community garden walking trails and downtown.

Price Includes: Fridge, Stove, Microwave, Washer/Dryer Combo, 1x Energized Parking Space.

FOUNDATION

Steel Piles To Bedrock

PROPERTY TAXES

Amount/yr	
Tenure	Condo Fees
Fees	\$605.50/mo.
Area	Niven Lake

202-130 Moyle Dr, Yellowknife, NT

Main Floor



PREPARED: 2024/02/12



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.

