

**WELCOME TO  
114 NIVEN DRIVE  
\$1,095,000**

5737

**SHANE CLARK**

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**ROOM SIZES**

Living Room 11.11 X 16.4	Dining Room 9.4 X 13	Kitchen 16.2 X 12.7	Den 12.5 X 16.9		<b>BATHS</b> 1-2pc, 1-4pc, 1-5pc Suite: 1-4pc
Primary Bedroom 10.11 X 15.4	Bedroom 8.10 X 11.4	Bedroom 12.1 X 10.4	Bonus Room 15.9 X 21.7		Storage Basement Walkout Suite
Suite Living Room 11.3 X 17.4	Suite Kitchen 12.1 X 11.5	Suite Bedroom 18.5 X 10.9	Utility Room 22.7 X 12.1	Make: Model: Serial #:	Foyer / Entry 12.3 X 10.1 Deck 22 X 24 10 X 14

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

Type OIL BOILER	Ceiling: R 40+	Sq. Ft. 3126 Includes walkout suite	Lot Size 6203
Annual Cost	Walls: R 20+	Age 2001	Garage Double Attached
Litres Over Oil: 4,720 L	Floor: R	Lot 9	Parking Triple Paved
Last 12 Mo. Propane: 608 L	Skirting: R	Block 303	
Electrical Cost: \$2,417 (last 12 months)		Plan 2631	
		Unit	

**SPECIAL FEATURES /FURNISHINGS:**

Welcome to your next home sweet home! Nestled in the prestigious and highly sought-after East flank of Niven Drive, this property boasts not only breathtaking panoramic views of the majestic Great Slave Lake but also overlooks the serene houseboat Bay and the charming historic Old Town of Yellowknife. Prepare to be captivated as you step into this magnificent Niven family home meticulously crafted to cater to your family's every need. With over 3000 square feet of living space spread across three levels, plus an enticing bonus room over the garage and a sprawling 22' x 24' observation deck, every corner of this home exudes both prestige and practicality. Recent (2020) updates to interior painting, flooring & window treatments. Outdoor enthusiasts will delight in the yard spaces and the convenience of close access to the Niven Lake & Don Jossa trails, seamlessly leading to many amenities, including the Museum, Fritz Thiel park, the Racquet club, and 722 steps from the Brew Pub. Leave your car in the double heated garage and let the adventure begin right at your doorstep! But that's not all - this remarkable property features a spacious 750 sq ft rental suite with a separate walkout back entrance, 5 appliances & offering versatility for extended family, in-laws, or rental income. Step inside and prepare to be enchanted by the inviting atmosphere. The interior boasts attractive flooring choices, custom Quartz countertops, and a Butcher block Island top in the kitchen, complemented by modern cabinet colors and distinctive cabinetry handle pulls. Entertaining is a breeze with the open kitchen and family room layout, providing easy access to the BBQ party deck wired for a potential hot tub addition. For more formal gatherings, retreat to the sitting and dining areas, complete with a cozy propane fireplace. Upstairs, the open atrium-style stairwell leads to the primary bedroom and ensuite, offering unparalleled views of the Great Slave Lake. Additionally, the 16 x 21' bonus room provides endless possibilities for both kids and adults alike, whether it's a game night, movie marathon, or fitness session. And let's talk about energy savings - with remarkably low heating and electrical costs for a home of this size, coupled with the rental income from the suite, this home is not only luxurious but also cost-effective when comparing to other similar homes in the market. Don't miss out on the opportunity to make this generational home yours! Call or text Shane today for your personal viewing and discover the countless advantages of living in this prestigious yet practical paradise.

**Price Includes:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener, Suite Fridge, Stove, Washer, Dryer, and some furnishings, as well as Garage Fridge.

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**FOUNDATION**

Concrete

**PROPERTY TAXES**

Amount/yr \$6896.47 2023

Tenure Fee Simple

Fees

Area Niven Lake

# 114 Niven Dr, Yellowknife, NT

## Main Building



1st Floor



2nd Floor



Basement (Below Grade)



PREPARED: 2024/04/03

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.





