

WELCOME TO 300 184 NIVEN DRIVE \$399,900



WORK 867.669.2103 CELL 867.446.2458

Tenure

Fees

Condo Fees

\$736.86/mo.

Niven Lake

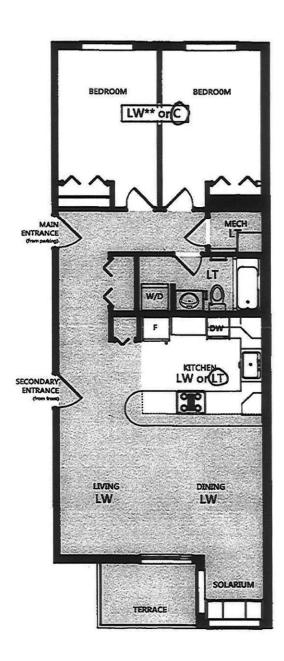


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ROOM SIZES											
Living Room 9.5 X 13.3	Kitchen 12.5 X 9.11						BATH	S	1 Full		
Primary Bedroom 13 X 9.8							Storage		Basement		
				Mal Mod Serial	lel:		Foyer / Ent	ry	Deck	Yes	
HEAT		INSUL	INSULATION		BUILDING				LOT		
Type Annual Cost Litres Over Last 12 Mo. SPECIAL FE	ATURES /FURNI	Ceiling: R 50 Walls: R 30 Floor: R Skirting: R SHINGS:		Sq. Ft. Age Lot	Block	965 2014 Plan C4609	_	- 11	Э	itall	
Lake view 2 bed 1 bath in Niven! 300-184 Niven Drive is a bright, roomy condo in one of Yellowknife's highest sought neighborhoods. This top floor condo comes with an energized parking stall, features a good sized balcony which takes								FOUNDATION Concrete To Bedrock			
advantage of the lake view, granite counter tops. Very energy efficient building with R50 roof, R30 walls, triple glazed Low E Argon filled PVC windows, central heating plant with individual fan coil furnaces, HRVs and quick recovery hot water tanks.								PROPERTY TAXES Amount/yr \$1722.34 2023			
Entry to the building is through a secure atrium with a keyless intercom system.							<u> </u>	Tenure			

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Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer

300 184 Niven Drive



2 BEDROOM 1 BATH 1,000 Sq.Ft.











