

WELCOME TO
132 NIVEN DRIVE
\$995,000

MOLLY MILLIGAN
WORK 867.669.2107
CELL 867.688.0303

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ROOM SIZES

Living Room 20.4 X 22	Dining Room 14.5 X 11.8	Kitchen 14.4 X 10.2	Family Room 14.5 X 21.11		BATHS	3 Full
Primary Bedroom 24.9 X 15.9	Bedroom 11.9 X 9.11	Bedroom 11.11 X 14.3	Bedroom 8.11 X 7.10		Storage	Basement
Office 8.1 X 9.3	Office 8 X 10.2			Make: Model: Serial #:	Foyer / Entry 12.2 X 7.7	Deck 2 Decks 15x15

HEAT

INSULATION

BUILDING

LOT

Type F/ A OIL & PROPANE	Ceiling: R 40	Sq. Ft. 3602	Lot Size 6263
Annual Cost	Walls: R 20	Age 2000	Garage Double Heated
Litres Over Oil: 4043 L, Propane: 1770 L Last 12 Mo. in 2023	Floor: R	Lot 18 Block 303 Plan 2631	Parking Triple+ Paved
	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

Welcome home to this stunning 3 Bed, 2 Bath +(1 bed, 1 bath suite) sanctuary nestled against lush greenspace, offering unrivaled views of Yellowknife's majestic Back Bay and Old Town. Wake up to panoramic vistas from your top-tier deck or relax in the open-concept living space adorned with cathedral ceilings, oversize windows, and skylights, bathing the area in natural light. The expansive master suite boasts a walk-in closet, luxurious 4 pc ensuite with Jacuzzi tub, and a private veranda overlooking serene Niven Lake. downstairs, discover two bedrooms, two offices/dens, and a cozy family room featuring a Harmon pellet stove and captivating views. Below, a self-contained 1 bedroom suite awaits, currently leased to an exceptional tenant. Additional highlights include a double heated garage with ample shelving and workshop space, recent upgrades like a propane fireplace, Hunter Douglas Blackout Powerview Blinds, and a 6500w dual fuel generator. For a complete list of upgrades, check the attachment. Don't miss the opportunity to call this breathtaking retreat your own!

Price Includes: Fridge x2, Stove x2, Washer x2, Dryer x2, Dishwasher x2, Drapes, Blinds, 6500w generator, shed, pellets on site, garage door remote.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$8146.36 2023

Tenure Fee Simple

Fees

Area Niven Lake

132 Niven Drive Improvements

2018

- Painted Trim (upstairs)
- Painted garage floor

2019

- Replaced baseboards (living room)
- Replaced florescent tubes in rec room and garage with 'instant on' LED tubes

2020

- May- Replaced outdoor locks (Weiser Smartkey with Smartlocks on entry doors)
- Aug- New propane fireplace in living room
- Aug- New propane heater in garage

2021

- Aug- Garage door mural
- Oct- New transfer switch with 6500 watt Dual Fuel Generator
- Oct- 240v garage outlet
- Nov- Washer/Dryer Replacement

2023

- Aug- Hunter Douglas Powerview Blackout blinds (Primary bedroom and rec room)
- Aug- Hunter Douglas Powerview Roller shades (upper living room)

2024

- May- Hot Water tank replacement

132 Niven Dr, Yellowknife, NT

Main Building



1st Floor



2nd Floor



3rd Floor



PREPARED: 2024/05/10

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.



