

WELCOME TO
146A MOYLE DRIVE
\$629,900

5793

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046

C



ROOM SIZES

Living Room 11.4 X 13.7	Dining Room 11.4 X 7.7	Kitchen 11.6 X 18.5	Family Room 11.4 X 12.5		BATHS 1-2pc, 1-4pc, 1-4pc Ensuite
Primary Bedroom 14 X 14.2	Bedroom 10.3 X 11.7	Bedroom 9.8 X 12.5			Storage Basement Crawl Space
				Make: Model: Serial #:	Foyer / Entry Deck Front 6x8 Rear 10x24

HEAT

INSULATION

BUILDING

LOT

Type PROPANE HW IN-FLOOR & FAN COIL	Ceiling: R 60+/-	Sq. Ft. 1895	Lot Size 3100
Annual Cost \$3,573.87	Walls: R 30+/-	Age 2013	Garage Single Attached & Heated 11x19
Litres Over 4107.9 L @ 87¢ / L	Floor: R	Lot 43 Block 309 Plan 4539	Parking Triple Gravel + RV
Last 12 Mo. Includes Heating Water & Garage	Skirting: R	Unit	

SPECIAL FEATURES /FURNISHINGS:

Situated in the Niven Lk sub-division within a 10 min walk to downtown and with close proximity to the Niven Lk walking trail, playgrounds, snowmobile, ski trails and a community garden. Triple gravel parking plus RV pkg. Newer quality built full height fenced rear yard. Rear pressure treated 10x24 deck receives evening sun. Wooden 10x14 wooden shed would make for an excellent workshop. Upscale quality construction with great soundproofing and high energy efficiency rating. Engineered hardwood and porcelain tile flooring. The island kitchen features soft close upper and lower cabinets, a built in wine rack, a built-in admin/computer desk, all counter tops are granite. Limestone backsplash, stainless appliances, a pantry with pull out drawers and under counter lighting. The adjoining family room features an in-wall propane fireplace set in a custom stonework hearth. Upper level laundry with matching LG stainless washer/dryer with a folding table and overhead cabinets. The 2nd BR features a walk in closet. Main bath features tile flooring and a granite vanity top, a deep soaker tub with full tile surround. The primary spacious bedroom features cathedral ceilings a large walk-in closet and a stunning ensuite bath with a double granite vanity, porcelain tile flooring and a double shower with tempered glass and a full tile wall, cut-outs for soaps and shampoo and a sitting bench. Other recent improvements featuring a newer boiler and repainted throughout.

Price Includes: Fridge, stove, dishwasher, microwave range hood, washer, dryer, window coverings, shed, kitchen bar stools, propane tank heater, garage door opener.
*freezer not included.

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr \$4805.36 2023

Tenure Fee Simple

Fees

Area Niven Lake

A-146 Moyle Dr, Yellowknife, NT

Main Building



1st Floor



2nd Floor



PREPARED: 2024/05/04

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.



