

WELCOME TO
203 119 MOYLE DRIVE
\$419,000

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

| | | | | | |
|---------------------------------|---------------------------|----------------------|--|------------------------------|-----------------------------------|
| Living Room 17.11 X 14.4 | Dining Room 7.10 X 9.4 | Kitchen 10 X 11.7 | | | BATHS 1-4pc, 1-4pc Ensuite |
| Primary Bedroom 10.3 X 13.10 | Bedroom 10.6 X 12.10 | | | | Storage Basement |
| Walk-In Closet 5.9 X 6.4 | Laundry Room 6.1 X 8.1 | | | Make: Model: Serial #: | Foyer / Entry Deck 6 X 12 |

HEAT

INSULATION

BUILDING

LOT

| | | | |
|---|---------------|---------------------------------|--|
| Type PROPANE INFLOOR | Ceiling: R 52 | Sq. Ft. 1013 | Lot Size |
| Annual Cost | Walls: R 28 | Age 2012 | Garage |
| Litres Over Last 12 Mo. Included in condo fees | Floor: R | Lot Block Plan Unit C4456 45 | Parking Single Paved Electrified |
| | Skirting: R | | |

SPECIAL FEATURES /FURNISHINGS:

Situated in the Niven Lake subdivision within close proximity to downtown and the Niven Lake trail. This well maintained one owner, 2 bedroom, 2 bath condo has had some upgrades such as re-faced Espresso colored kitchen cabinets, upgraded kit and bathroom counter-tops. Glass tile backsplash in kitchen. Spacious party off the kitchen. All flooring is uniform laminate vinyl tile, some lighting fixtures have been upgraded. Walk through closet leads to the full ensuite bath. Perfect for revenue from a roomy with another specious bedroom and full bath adjacent to the bedroom. The spacious laundry room offers additional storage. The spacious deck receives morning and afternoon sun and has a duradeck durable covering. Convenient ground floor entrance to this 2nd floor condo.

Monthly condo fees of \$520 covers heat, water, building insurance, management, snow and garbage removal, & one energized parking stall. The fees also cover maintenance/ repairs and reserve fund contributions. Well financed and well managed condo corp.

Price Includes: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer & Window Coverings.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$2633.51 2024

Tenure Condo Fees

Fees \$520/mo.

Area Niven Lake

203-119 Moyle Dr, Yellowknife, NT

Main Floor



PREPARED: 2024/09/08



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.



