

WELCOME TO

102 127 HAENER DRIVE

\$477,750

6445

MOLLY MILLIGAN

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ROOM SIZES

Living Room 17.3 X 10.5	Kitchen & Dining 15.6 X 8.4				BATHS	1-4pc, 1-3pc Ensuite
Primary Bedroom 13.3 X 13.5	Bedroom 10.3 X 10.1				Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 59	Sq. Ft. 1039	Lot Size
Annual Cost	Walls: R 44	Age 2025	Garage
Litres Over Last 12 Mo. Included in condo fees	Floor: R 49	Lot Block Plan Unit C4853 102	Parking Double Energized
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Modern design, natural light, and smart function come together in this 2-bedroom, 2-bathroom home that redefines contemporary living in Yellowknife. Ideal for professionals, couples, or small families, it offers a layout that feels open, bright, and effortless.

Soaring 9-foot ceilings set the tone, while radiant heating ensures year-round comfort and efficiency. The kitchen is sleek and stylish with LG stainless steel appliances, designed for both performance and polish. An LG front-load washer and dryer add everyday convenience, while high-quality finishes throughout elevate the space with a timeless, modern feel.

Two decks expand your living experience outdoors — one at the entry for afternoon and evening sun, the other off the primary suite for peaceful mornings with forest views. With additional storage included, you'll have plenty of room for all your northern gear, whether it's summer adventures or winter escapes.

As a bonus, the property comes with a rare double tandem parking space — easily fitting two small cars or giving you extra flexibility for guests and toys.

This is modern Yellowknife living, wrapped in comfort, style, and just the right touch of nature.

Price Includes: Fridge, Stove, Washer, Dryer, Dishwasher, Energized Tandem Parking Space, Storage Unit

**Some photos are virtually staged.*

FOUNDATION

Concrete & Steel Pile to Bedrock

PROPERTY TAXES

Amount/yr

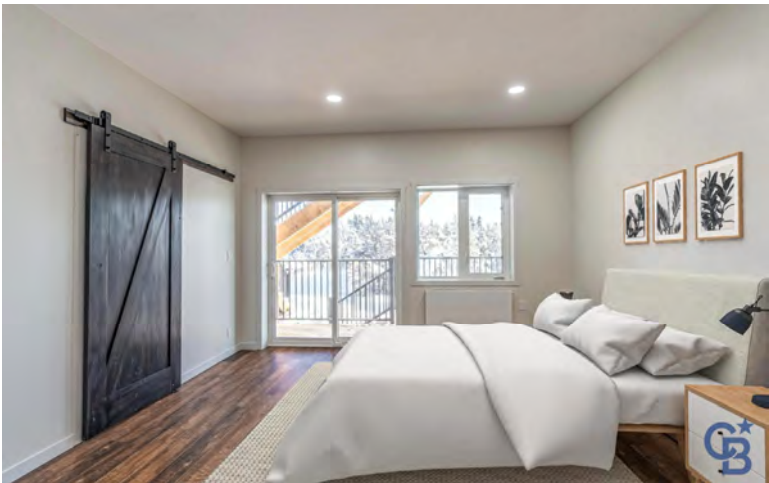
Tenure Condo Fees

Fees \$605.50/mo.

Area NIVEN LAKE

127 Haener Dr Building Specs and Finishing Details

1. Building envelope: Roof, floor and walls are made of Structurally Insulated Panels providing outstanding thermal resistance and airtightness. Additional layer of RockWool insulation is installed to boost the Sound Transmission Class. Roof- R59; Floor - R49, Walls- R44.
2. Torch on double layer roofing membrane installed by a certified contractor- Summit Roofing.
3. Foundation - combination of concrete and steel piles to bedrock.
4. Windows are triple pane, argon fill.
5. High grade metal exterior cladding.
6. High efficiency centralized hydronic heating system, consisting of an oil boiler and Ecostyle PCV Steel Panel Radiators 24"x 40" (1 in each room), two thermal zones in each unit allow to maintain desirable temperature even in extreme cold without even noticing a difference in a heating bill.
7. Independent ventilation system in each unit (HRV - Lifebreath) maintains the air quality in accordance with the National Standards.
8. Luxury Vinyl Flooring- water resistant and durable.
9. IKEA kitchen with the quartz countertops.
10. LG 5.2. Washer /7.4 Dryer Front Load High Efficiency ; LG 2.1 Cu Ft. Over the range Microwave; LF 30" 22 Cu Ft French-Door Refrigerator; LG 6.3 Cu Ft Smart Electric Range with air fry and fan convector; LG 24" Top-Control Smart Dishwasher.



102-127 Haener Dr, Yellowknife, NT

Main Floor Exterior Area 1039.00 sq ft
Interior Area 900.74 sq ft



PREPARED: 2025/01/20

