

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

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WELCOME TO 230 NIVEN DRIVE \$784,900



NIVEN LAKE

Area

MOLLY MILLIGAN

WORK 867.669.2107 CELL 867.688.0303

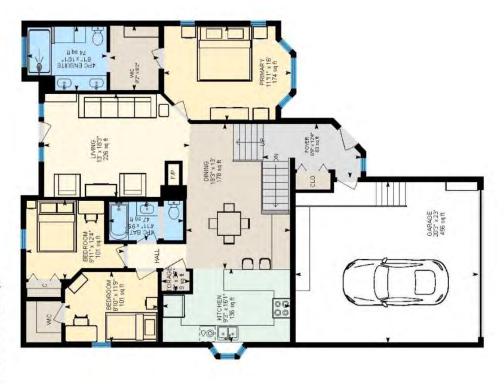


			- CONTROL CONTROL							
			ROOM SIZ	ES						
Living Room 13 X 18.3	Dining Room 18.3 X 13	Kitchen 9.3 X 16.1	Family Room 22.8 X 15				BATHS	1-2pc,	1-4pc, 1-4p	oc Ensuite
Primary Bedroom 11.11 X 16	Bedroom 9.11 X 12.4	Bedroom 8.10 X 11.9	Bedroom 11.2 X 8.8			S	Storage		Basement Y	⁄es
				Mak Mod Serial	lel:	F	Foyer / Entry 6.9 X 1	2.4	Deck	Yes
	HEAT	INSU	INSULATION		BUILDING			LC		
Туре		Ceiling: R		Sq. Ft.		1452		Lot Size) 58	10
Annual Cost Litres Over Last 12 Mo.		Walls: R Floor: R Skirting: R		Age		2005		Garage Parking	Double P	
SPECIAL FE	ATURES /FURNI			Lot 22	Block 308	Plan 2732	Unit			
Welcome to Niven Lake — one of Yellowknife's most desirable neighborhoods, where comfort and modern design meet in this beautifully maintained 4-bedroom, 2.5-bath split-level home. Offering 1,470 sq. ft. of living space plus a								FOUNDATION		
partially finished basement, this home delivers flexibility, function, and style. The gourmet kitchen is a true highlight, featuring stainless steel appliances, a large peninsula with seating, and a built-in desk area with extra cabinetry. A double-sided propane fireplace connects the kitchen, dining, and living								Concrete		
areas, creating a warm, open atmosphere. From the living room, step through patio doors to a private, sun-filled backyard perfect for entertaining.								PROPERTY TAXES		
The primary suite offers a walk-through closet with custom organizers and a beautifully updated ensuite with double sinks, a glass-and-tile shower, and dual shower heads. Two additional bedrooms on the main floor and one on the lower level provide space for family, guests, or a home office, complemented by a bright, cozy family room.								Amount/yr		
Outside, enjoy a landscaped and fenced yard with raised garden beds, a gazebo, and a spacious deck that gets plenty of sun. A double detached garage, paved driveway, and dog run add everyday convenience — and with direct access to the stunning Niven Lake Trail just across the street, outdoor adventure is always within reach.							Те	nure	ure Fee Simple	
Modern, inviting, and perfectly located — this Niven Lake home checks every box.								Fees		

230 Niven Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1451.97 sq ft















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1st Floor (Below Grade) Exterior Area 1129.57 sq ft











