

WELCOME TO 230 NIVEN DRIVE \$784,900

6449

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ROOM SIZES

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, 1-4pc 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		Storage	Basement Yes
				Make: Model: Serial #:	Foyer / Entry 6.9 X 12.4	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R	Sq. Ft.	1452	Lot Size	5810
Annual Cost	Walls: R	Age	2005	Garage	Double Attached
Litres Over Last 12 Mo.	Floor: R	Lot	22	Parking	Double Paved
	Skirting: R	Block	308		
		Plan	2732	Unit	

SPECIAL FEATURES /FURNISHINGS:

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 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 areas, creating a warm, open atmosphere. From the living room, step through patio doors to a private, sun-filled backyard perfect for entertaining.

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.

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. Modern, inviting, and perfectly located — this Niven Lake home checks every box.

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

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr	
Tenure	Fee Simple
Fees	
Area	NIVEN LAKE

230 Niven Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1451.97 sq ft



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



PREPARED: 2025/10/05

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.



