

WELCOME TO

201 184 NIVEN DRIVE

\$325,000

6559

NATHAN ROUND

WORK 867.669.2103

CELL 867.446.2458



ROOM SIZES

Living Room 20.3 X 10	Kitchen 8.7 X 11.6				BATHS	1 Full
Bedroom 11.5 X 8.6					Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R	Sq. Ft. 615	Lot Size
Annual Cost	Walls: R	Age 2015	Garage
Litres Over Last 12 Mo.	Floor: R	Lot Block Plan Unit C4609 205	Parking Paved Drive
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Well maintained 1 bed 1 bath condo + storage unit in Niven! 201-184 Niven Drive is located in the desirable Niven Lake neighborhood only minutes from downtown and most amenities. This cozy 1 bed 1 bath condo includes energized parking, a full stainless steel kitchen appliance package, Whirlpool washer dryer, balcony & a well sized, secure storage locker. The condo has fresh paint, new stove fridge & dishwasher. Condo fees of \$459 + \$146 heating charge covers: Heat, water, insurance, management, maintenance, parking, snow & garbage removal. If you're looking to be in a high end neighborhood near walking trails & the ability to take full advantage of a lock-and-go lifestyle this condo is worth a viewing!

Price Includes: Dishwasher, Intercom, Stove, Refrigerator, Washer, Storage Shed, Dryer

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1478 2025

Tenure Condo Fees

Fees \$604/mo.

Area NIVEN LAKE

201-184 Niven Dr, Yellowknife, NT

Main Floor Exterior Area 615.06 sq ft
Interior Area 537.41 sq ft



PREPARED: 2026/02/14



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.

