

WELCOME TO
201 130 MOYLE DRIVE
\$418,900

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ROOM SIZES

Living Room 10.3 X 12.8	Dining 8.10 X 12.8	Kitchen 8.4 X 9.3			BATHS 1 Full	
Primary Bedroom 11.10 X 10.9	Bedroom 11.10 X 10.9				Storage 3.3 X 3.10	Basement
				Make: Model: Serial #:	Foyer / Entry 4.4 X 7	Deck

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R 57	Sq. Ft. 756	Lot Size
Annual Cost	Walls: R 34	Age 2024	Garage
Litres Over Last 12 Mo. Include in condo fees	Floor: R 54	Lot Block Plan Unit C4827 201	Parking Single Energized
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Welcome to this beautifully finished 2-bedroom, 1-bath condo in the highly sought-after Niven neighbourhood—designed for easy, comfortable living with quality you can see throughout. From the moment you walk in, the 9-foot ceilings create an immediate sense of space and light, giving the home an open, airy feel. Quality construction and strong insulation values provide year-round comfort and energy efficiency. The kitchen is both stylish and practical, featuring Samsung stainless steel appliances that make cooking and entertaining easy. Throughout the unit, the finishes have been carefully selected to create a clean, modern look that feels both polished and comfortable. The bathroom features a deep ceramic tub and tile surround, a large vanity mirror, and plenty of storage. An LG combo washer/dryer adds convenience without sacrificing space. Set in one of Yellowknife's most desirable neighbourhoods, this is easy, low-maintenance living with quality you can feel!

Condo Fees Include: heat, hot water, building envelope insurance, building maintenance, snow and garbage removal, common property electricity.

Price Includes: Fridge, Stove, Washer, Dryer, Dishwasher, 1x Energized Parking Space

FOUNDATION

Steel Piles To Bedrock

PROPERTY TAXES

Amount/yr \$2321.22 2025

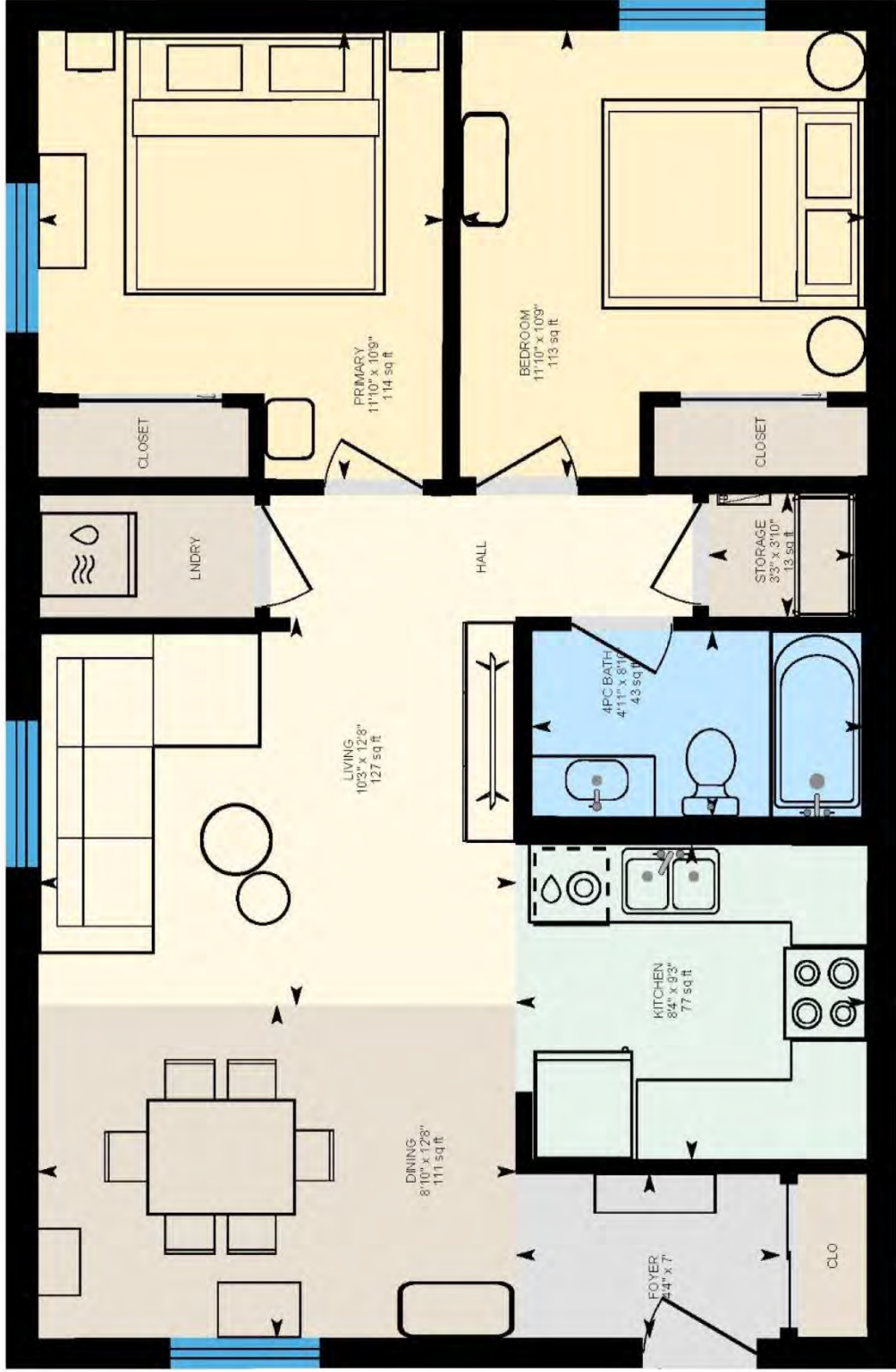
Tenure Condo Fees

Fees \$700/mo.

Area NIVEN LAKE

201-130 Moyle Dr, Yellowknife, NT

Main Floor Exterior Area 852.89 sq ft
Interior Area 755.99 sq ft



PREPARED: 2026/03/21



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.

