

**WELCOME TO  
111 NIVEN DRIVE  
\$819,900**

6641

**SHANE BENNETT**  
WORK 867.669.2105  
CELL 867.446.1622



**ROOM SIZES**

Living Room 18.9 X 16.2	Dining Room 12.10 X 11.9	Kitchen 15.2 X 14.4			<b>BATHS</b> 1-2pc, 1-4pc, 1-5pc Ensuite
Primary Bedroom 13.6 X 13.11	Bedroom 10.8 X 9.9	Bedroom 10.8 X 10.36			Storage
				Make: Model: Serial #:	Foyer / Entry
					Basement 5' Heated Crawl Space
					Deck Front & Rear Decks

**HEAT**

**INSULATION**

**BUILDING**

**LOT**

Type OIL	Ceiling: R 40+/-	Sq. Ft. 1771	Lot Size 5741
Annual Cost \$3,775.40	Walls: R 28+/-	Age 1998	Garage Single Attached
Litres Over	Floor: R	Lot 2	Parking Single Paved
Last 12 Mo. 2025	Skirting: R	Block 302	Plan 2631
		Unit	

**SPECIAL FEATURES /FURNISHINGS:**

If you've been searching for the perfect home to truly entertain with a chef's kitchen and a two-tiered back deck overlooking Niven Lake and evening sun — this is your opportunity! This custom-designed, energy-efficient home with a garage sits on a prime lot at the very start of Niven Drive, bordered by open space and mature trees on one side, which means just one direct neighbour. The fully fenced, professionally landscaped backyard is built for both relaxation and fun, featuring indoor/outdoor turf, a large patio with firepit and rock pavers, and a double gate that makes it easy to hop on your skidoo and access nearby trails. Above, the massive upper deck is made for hosting, with plenty of room for summer gatherings. Built on steel piles, it's ready for a future hot tub and already includes the proper electrical setup, built-in speakers, and a direct propane line for seamless BBQs and outdoor entertaining. Below, you'll find additional heated storage in the crawlspace, where the home's utilities are also located. The side yard, private and neighbour-free, offers an interlocking brick patio with a storage shed and even an outdoor shower, giving off peaceful cabin-style vibes. At the front, a spacious porch is the perfect spot to enjoy your morning coffee and sunrise. Step inside and you're immediately welcomed by high-end finishes and thoughtfully designed living spaces. A bright, formal dining area sits just off the entry and kitchen, ideal for family dinners or game nights. The kitchen is the true centrepiece featuring a stunning 9' quartz island with pendant lighting, quartz countertops, shaker-style cabinetry with built-in organizers, stainless steel appliances, a propane cooktop, pantry closet, and a built-in wine fridge. The kitchen flows effortlessly into the cozy living room, complete with a WETT-certified wood-burning Heatilator fireplace, built-in speakers, and direct access to the rear deck. A convenient half bath completes the main level. Upstairs, bamboo flooring runs throughout, with three bedrooms and two full bathrooms. Both bathrooms feature quartz countertops, while the ensuite offers double vanities, built-in cabinetry, and a luxurious multi-jet steam shower with integrated stereo. The washer and dryer are also conveniently located within the ensuite as well. Meticulously maintained and truly show-home quality, this property is ready to impress!

**For more information or to book your private showing, call or text Shane at (867) 446-1622.**

**Price Includes:** Fridge, Double Oven (with Propane Cooktop), Dishwasher, Microwave, BI Wine Fridge, Washer, Dryer, all Window Coverings (inc. Custom Blinds), Entry Shoe Cabinet and Coat Tree, Garage Door Opener, White Wardrobe in Garage, and Storage Shed. \*Back Deck Gazebo is not included in this sale. \*Current Pre-Sale Home Inspection Report on File\*

**FOUNDATION**

Concrete To Bedrock

**PROPERTY TAXES**

Amount/yr	\$5,859.13	2025
Tenure	Fee Simple	
Fees		
Area	NIVEN LAKE	

# 111 Niven Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1771.68 sq ft



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.

PREPARED: 2026/04/19



