

WELCOME TO
157A MOYLE DRIVE
\$674,900

6603

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ROOM SIZES

Living Room 12.1 X 11.2	Dining Room 8.2 X 11.2	Kitchen 12.1 X 8.3			BATHS 1-2pc, 1-4pc, 1-5pc Ensuite
Primary Bedroom 15 X 15.7	Bedroom 10.11 X 9.7	Bedroom 12.4 X 9.4			Storage Basement Heated Crawl Space
Laundry Room 7.9 X 5				Make: Model: Serial #:	Foyer / Entry Deck Back Deck

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R	Sq. Ft. 1665	Lot Size 4606
Annual Cost \$2,599.00	Walls: R	Age 2017	Garage Single Attached
Litres Over Last 12 Mo. Approximate	Floor: R	Lot 127	Parking Paved Triple+
	Skirting: R	Block 308	
		Plan 4718	Unit

SPECIAL FEATURES /FURNISHINGS:

Welcome to your future modern home or your next smart investment opportunity!

Built in 2017, this semi-detached Niven home was thoughtfully designed for northern living, offering quality construction, impressive energy efficiency (including high R-value insulation and triple-pane windows), and a contemporary finish that stands out. From the moment you step inside, you're greeted by a striking 18-foot ceiling in the entryway, which is an inviting first impression that sets the tone for the rest of the home. The main floor features durable luxury vinyl tile leading you into a bright, open-concept living space that seamlessly connects the living room, kitchen, and dining area and is perfect for both everyday living with the kids and entertaining your guests. The kitchen is beautifully appointed with stainless steel appliances, quartz countertops, sleek cabinetry, and a large island accented by a beautiful brass faucet. Just off the living room, patio doors lead to a spacious back deck, which is ideal for summer barbecues, relaxing in the sun, or hosting friends. A privacy wall adds comfort, while the fully fenced yard (including a newly built dog run) provides peace of mind for children and pets. Out front, you'll appreciate the paved and fenced driveway, offering ample space for multiple vehicles or recreational toys. Back inside, the main floor also includes a convenient half bathroom and direct access to the heated garage, so you can keep your car warm during the colder months, have additional storage room, or even a flexible additional hangout space with your friends. The mechanical room, located through the garage, houses the HRV system along with a newer, energy-efficient propane furnace and on-demand hot water system (installed in 2025). Upstairs, a versatile bonus nook with a window is the perfect spot for a home office or reading area. The primary bedroom features a walk-in closet and a private ensuite complete with dual vanity sinks, brass fixtures, and a clean tile finish for the bathtub surround. Two additional well-sized bedrooms, a full main bathroom, and a dedicated laundry room (with overhead cupboards) complete this second floor. This home has been well maintained and is move-in ready! In recent years, it has also operated as a successful and popular bed and breakfast (generating over \$80,000 in Airbnb income last year) in one of Yellowknife's most desirable neighbourhoods, which makes this an excellent option for both homeowners and investors alike. Whether you're looking for a stylish, modern family home or a high-performing income property, call or text Shane at (867) 446-1622 today for more details or to schedule your private showing!

Check out the active Airbnb listing here for summer photos and more bed and breakfast information: [https://www.airbnb.ca/157A Moyle Drive/The Northern Gem](https://www.airbnb.ca/157A%20Moyle%20Drive/The%20Northern%20Gem)

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener, and all Window Coverings.

FOUNDATION

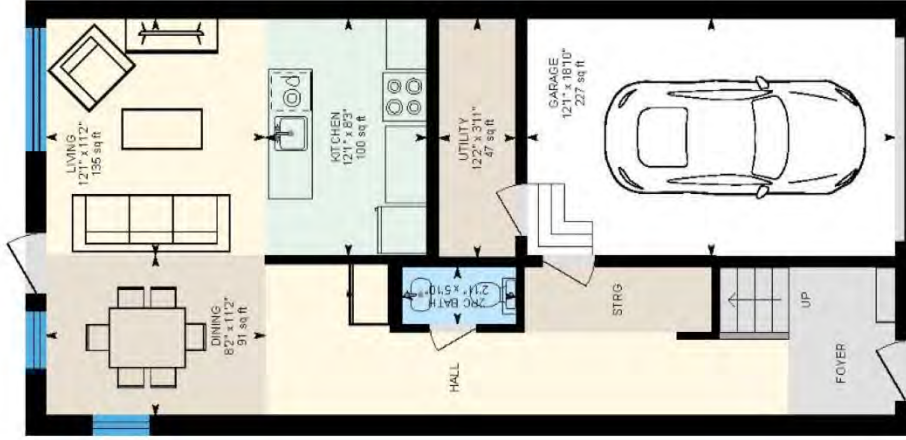
Concrete

PROPERTY TAXES

Amount/yr	\$5472.22	2025
Tenure	Fee Simple	
Fees		
Area	NIVEN LAKE	

157A Moyle Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1665.37 sq ft



PREPARED: 2026/03/30

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.



