

WELCOME TO  
200 182 NIVEN DRIVE  
\$449,000

6577

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046

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ROOM SIZES

Living Room 19.9 X 8.10	Dining 16.9 X 10	Kitchen 12.1 X 10			BATHS	1-3pc, 1-4pc Ensuite
Primary Bedroom 19.11 X 9.9	Bedroom 12.5 X 8.8				Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck 8 X 12

HEAT

INSULATION

BUILDING

LOT

Type COMMON BOILER FAN COIL UNIT	Ceiling: R 40	Sq. Ft. 940	Lot Size
Annual Cost	Walls: R 20	Age 2014	Garage Single Heated Garage
Litres Over Last 12 Mo. Condo: \$240/mo Garage: \$57/mo.	Floor: R	Lot Block Plan Unit C4609 204	Parking Single Paved Electrified
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Situated in the Niven Lake subdivision, walkable to downtown and Niven Lake walking, sledding & skiing trails accessing both Niven Lake & Great Slave Lake. 2nd floor 2 BR/2 bath condo with immediate possession. The detached single heated garage with a concrete slab can accommodate an SUV sized vehicle. The front deck receives morning sun and offers partial big lake views. One paved & electrified parking stall plus garage. Inside On-site mail boxes. Laminate and laminate tile flooring. The well-appointed kitchen features granite counter-tops, cappuccino colored cabinets including stainless appliances, & numerous bar stool spots along the kitchen peninsula with pendant lighting making it great for entertaining. The kitchen also features a tiled backsplash, under cabinet lighting, & a double stainless sink. Pot lighting in kitchen living and dining areas. The bathrooms features granite vanity tops & features a top mounted glass vessel sinks & full tiled tub & shower surrounds. Appliances are a mix of Maytags & Whirlpool.

**Condo Fees Include:** Common area heating power and cleaning, water, building insurance, snow and garbage removal, outside bldg. maintenance, management fees and contribution to the reserve fund.

**Price Includes:** Fridge, stove, dishwasher, microwave/range hood, washer, dryer & garage door opener.

**\*Special assessment in place until June 2027\***

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$2598.43 2025

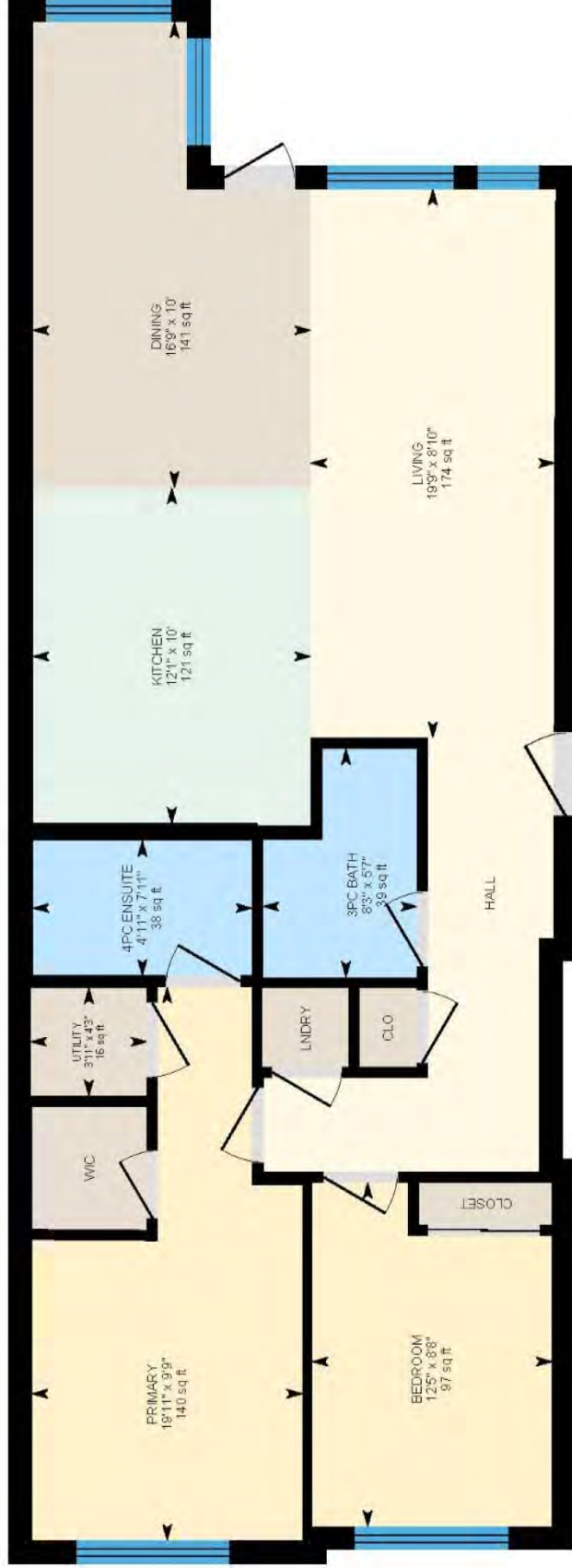
Tenure Condo Fees

Fees \$758.77  
+\$115.62(garage)/mo.

Area NIVEN LAKE

# 200-182 Niven Dr, Yellowknife, NT

Main Floor Exterior Area 1065.66 sq ft  
Interior Area 939.58 sq ft



PREPARED: 2026/03/06



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.



