

WELCOME TO  
223 NIVEN DRIVE  
\$1,050,000

NATHAN ROUND  
WORK 867.669.2103  
CELL 867.446.2458



ROOM SIZES

Living Room 11.9 X 18.9	Dining Room 11.9 X 13.4	Kitchen 13.7 X 15.10	Family Room 11.11 X 22.10		BATHS 1-2pc, 1-4pc, 1-5pc Ensuite	
Primary Bedroom 15.10 X 15.11	Bedroom 11. X 10.6	Bedroom 12.2 X 9	Bedroom 11.10 X 10.4	Bedroom 17.9 X 12	Storage	Basement Basement, Partial
Rec. Room 6.9 X 21.10	Laundry Room 7.4 X 8.1			Make: Model: Serial #:	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R	Sq. Ft. 2832	Lot Size 6024
Annual Cost	Walls: R	Age 2004	Garage Triple Att'd Gar.
Litres Over Last 12 Mo.	Floor: R	Lot 32	Parking Paved Drive
	Skirting: R	Block 304	
		Plan 2732	Unit

SPECIAL FEATURES /FURNISHINGS:

An exceptional home in a premium neighborhood. 223 Niven Drive is a beautiful 5 bedroom 3 bathroom home overlooking Niven Lake. This home truly has it all, on the main level enter into the spacious entry with large coat closet for all the winter gear. The open main living featuring a brand new Hearthland cast iron wood stove and spacious dining room are perfect for large families or those who like to host. In addition to the elegant custom kitchen with locally crafted cabinetry is a second well sized family room with a propane fireplace leading out onto the 24x12 deck with views of Niven Lake. A bedroom, dedicated laundry room and garage access round out the main level. On the top level is the master + ensuite, 2 more bedrooms and a 4th flex room perfect as an oversized bedroom OR a family room. A second washroom and a ton of closet space also on the upper level. Home features a massive triple garage, salt water hot tub and fire pit! New hard wood floors throughout. See it today! Inspection available.

Upgrades:

- Full kitchen reno including custom cabinetry 2021
- Engineered hard wood floor throughout 2021
- Toilets 2019
- Reverse osmosis water filtration system 2021
- Hearthland cast iron wood stove 2025
- Front door 2024
- Hot water on demand 2024 (propane)
- Hot Tub 2017
- Tiled steam shower
- Custom blinds

Price Includes: Dishwasher, Microwave, Stove, Refrigerator, Washer, Dryer.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$8,459.93 2025

Tenure Fee Simple

Fees

Area NIVEN LAKE

# 223 Niven Dr, Yellowknife, NT

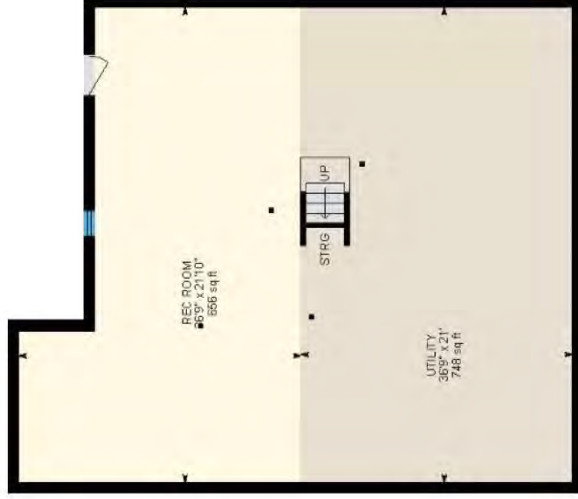
Main Building: Total Exterior Area Above Grade 2825.27 sq ft



**Main Floor**  
Exterior Area 1481.02 sq ft



**2nd Floor**  
Exterior Area 1344.26 sq ft



**Basement (Below Grade)**  
Exterior Area 1564.29 sq ft



0 6 12  
ft

PREPARED: 2025/07/21

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.



