

WELCOME TO
238 NIVEN DRIVE
\$879,900

DELLA FRASER
CELL 867.445.4010



ROOM SIZES

Living Room 21.6 X 20.1	Dining 8.3 X 21.1	Kitchen 10.4 X 21.1	Family Room 11 X 15.9		BATHS 2-4pc, 1-5pc Ensuite
Primary Bedroom 15.9 X 15.1	Bedroom 10 X 12.10	Bedroom 8.6 X 12.7	Bedroom 16.7 X 10.1	Bedroom 14.4 X 11.2	Storage 12.9 X 4.10
Laundry 6.2 X 5.7				Make: Model: Serial #:	Foyer / Entry 11.3 X 12.11
					Basement Deck Rear Deck & Patio

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 2803	Lot Size 5318
Annual Cost \$9,656.24	Walls: R 20	Age 2004	Garage 26x20 Heated
Litres Over	Floor: R	Lot 26	Parking Double
Last 12 Mo. Last 12 months	Skirting: R	Block 308	
		Plan 2732	
		Unit	

SPECIAL FEATURES /FURNISHINGS:

Step inside and feel the difference immediately. The spacious tiled entry gives everyone room to come and go with ease—no crowding, no chaos—flowing seamlessly into rich ¾-inch solid hardwood floors that carry warmth throughout the home. On the main level, a generous family room with a cozy pellet stove creates the perfect space for movie nights, kids' hangouts, or quiet evenings. Two well-sized bedrooms and a full bath offer flexibility for guests, teens, or a private home office.

Upstairs, natural light fills the open-concept living space, where life naturally comes together. The kitchen is built for connection—featuring an oak central island and beautiful cabinetry—opening effortlessly into the living room where a propane fireplace adds both warmth and ambiance. Whether you're hosting friends or enjoying a quiet night in, this space just feels right.

This level also offers three additional bedrooms, including a spacious primary retreat designed for you to unwind. Imagine ending your day with the glow of a two-sided fireplace, relaxing in your 6' jetted soaker tub, or enjoying the comfort of in-floor heating beneath your feet. A walk-in closet, slate corner shower, and direct access to the upper deck—perfect for soaking in the afternoon sun—complete this private escape.

Outside, the lifestyle continues. The upper deck invites you to relax in the summer sunshine, while the beautifully landscaped yard offers space to play, entertain, or simply enjoy. The double concrete driveway leads to a heated 26 x 20 garage—ideal for Northern living. Newer pressure treated lower rear deck and major fencing repairs complete, hot water tank 2024, major boiler upgrades, water main circ pump 2026, paint touch ups throughout. New Property Inspection on file.

This is more than a home—it's where your next chapter begins. In one of Niven's most desirable locations, with space to grow and room to breathe, this is a property you'll want to experience in person.

Price includes: fridge, stove, dishwasher, washer, dryer, custom blinds, shed, garage door opener.

FOUNDATION

Steel Piles To Bedrock

PROPERTY TAXES

Amount/yr \$8329.86 2025

Tenure Fee Simple

Fees

Area NIVEN LAKE

SURVEYOR'S REAL PROPERTY REPORT

SUB-ARCTIC SURVEYS LTD.

P.O. BOX 2441
YELLOWKNIFE, N.T.
X1A 2P8



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I certify that this Surveyor's Real Property Report shows the location of the DWELLING HOUSE erected on the property legally described as Lot 26, Block 308, Plan No. 2732 L¹ and is described as 238 Niven Drive in the City of Yellowknife, N.W.T., and that measurements are accurate as shown. I further certify that no structure on the parcel extends beyond the boundaries and that no structure extends into the parcel from adjacent parcels.

CERTIFICATE OF TITLE SEARCH SUMMARY
CERTIFICATE NO. 37760
OWNER: CITY OF YELLOWKNIFE
DATE OF SEARCH: AUG. 15, 2005



SCALE = 1:200
NOTE:

This Surveyor's Real Property Report was prepared for MORRIS ROBINSON and is not valid unless it is a sealed original copy issued by the surveyor. This is not a boundary survey. The boundary dimensions have been copied from Plan 2732 L¹. Unless otherwise specified, the dimensions shown relate to the distance found from property boundaries to the siding only at the date of survey. This Surveyor's Real Property Report is not to be used for the location of property lines and we accept no responsibility for the unauthorized use.

Dated this 15 day of AUG, 2005
(file no: 05-03-58)

Robert Lafreniere, C.L.S.
A.C.L.S. Licence No. 0186



238 Niven Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2851.50 sq ft



1st Floor
Exterior Area 1267.74 sq ft



2nd Floor
Exterior Area 1583.76 sq ft



PREPARED: 2026/04/13

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.

