

WELCOME TO  
414 111 MOYLE DRIVE  
\$419,900



ROOM SIZES

Living Room 12.5 X 12.5	Dining 10.5 X 13.5	Kitchen 10.11 X 13.5			BATHS	1 Full
Primary Bedroom 9.10 X 13.8	Bedroom 9.10 X 13.8				Storage	Basement
Laundry Room 5.8 X 13.5				Make: Model: Serial #:	Foyer / Entry	Deck 12.7 X 5

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R 52	Sq. Ft.	904	Lot Size
Annual Cost	Walls: R 28	Age	2013	Garage
Litres Over Last 12 Mo. Included in condo fees	Floor: R	Lot	Block	Parking
	Skirting: R	Plan	Unit	Underground Heated
		C4533	414	

SPECIAL FEATURES /FURNISHINGS:

**NOT ALL CONDOS ARE CREATED EQUAL. UNDERGROUND HEATED PARKING!**

Highly sought after 4th floor condo with spectacular views from the north facing deck to the peace of trees & greenspace. This top floor condo has 2 bedrooms and 1 bath with a location in a quiet residential neighbourhood close to downtown and loads of places to walk your dog plus adjacent to skiing, walking and snowmobile trails. Open concept floorplan with 904 sf, dark maple cabinets, stainless whirlpool appliances in the kitchen with a double Silgranite sink. The generous laundry at 5.7' x 13.6 sf offers always much needed extra storage space with a front load washer/dryer. The building has excellent soundproofing between condos plus it has highly energy efficient insulation values. The condo board keeps the common areas in excellent shape with interior painting of hallways and entrance, carpets in hallways and stairwells, upgraded hot water system - install of 2 new stainless steel storage tanks- designed to be more durable and longer lasting. The majority of any condo fee is for insurance for the condo building itself which means very low homeowner insurance costs for the owners, usually around \$500.00. The only utility an owner pays is electricity. Condo fee increase was February 2026 and no others planned to date. REALLY? WOULDN'T YOU WANT TO LIVE HERE?

Call Della Fraser for a private showing of this amazing condo. 867-445-4010

**Condos fees cover:** management, insurance on structure, heat, water, snow removal, janitorial, capital reserve fund, boiler maintenance and more.

**Price included:** Fridge, stove, microwave, washer, dryer, underground parking, blinds

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr \$1618.20 2025

Tenure Condo Fees

Fees \$776.44/mo.

Area SCHOOL DRAW

# 414-111 Moyle Dr, Yellowknife, NT

Main Floor Exterior Area 1000.62 sq ft  
Interior Area 887.84 sq ft



PREPARED: 2026/04/28



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.



