

WELCOME TO
101 184 NIVEN DRIVE
\$409,900

6658

SHANE BENNETT
WORK 867.669.2105
CELL 867.446.1622



ROOM SIZES

Living Room & Dining 25.1 X 18.10	Kitchen 9.11 X 14.5				BATHS	1 Full
Primary Bedroom 15.7 X 9.9	Bedroom 15.7 X 8.8				Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type	OIL FAN COIL	Ceiling: R	40	Sq. Ft.	1108	Lot Size	
Annual Cost		Walls: R	20	Age	2015	Garage	
Litres Over Last 12 Mo.	Included in condo fees	Floor: R		Lot	Block	Parking	Single Paved Energized
		Skirting: R		Plan	C4609	Unit	105

SPECIAL FEATURES /FURNISHINGS:

Looking to stop paying rent or downsize into affordable, turnkey condo living? This Cavo condo delivers exactly that — plus added value! The condo corporation is now fully funded for both reserve and operating costs, which has led to a recent improvement in condo fees and the condo fees now include heating as well. Located in the highly desirable Niven Lake neighbourhood, this 2 bedroom, 1 bathroom condo offers the perfect balance of convenience and outdoor lifestyle. You're within walking distance to downtown for work, dining, and drinks with friends, while also being steps from the Niven Lake Trail, skiing and snowmobile trails, and nearby parks and playgrounds. It's easy to shift from work mode to outdoor adventure, with plenty of nature right at your doorstep, including great spots to explore with your pup! Inside the building, you'll appreciate the secure, locked main entrance and convenient indoor mailboxes. Step into your unit and you're welcomed by a bright, open-concept living and kitchen area, filled with natural light from large triple glazed windows. The kitchen features granite countertops, dark espresso cabinetry, stainless steel appliances, tiled backsplash, under-cabinet LED lighting, a built-in wine rack, pantry cabinet, and a spacious peninsula with seating, which is perfect for entertaining your guests or casual meals with the family. Just off the living room, is a bonus nook with its own windows and provides the ideal space for a home office, reading corner, or hobby area. The two well-sized bedrooms are complemented by a beautifully finished full bathroom, complete with granite countertops, built-in shelving, a fully tiled tub surround, and a sleek, updated sink. Step outside onto your spacious deck to enjoy morning sun and partial views of Back Bay/Old Town. You'll also find built-in flower beds and a convenient canoe rack just below, which is perfect for embracing the outdoor lifestyle. Additional storage for your camping gear and other belongings is no issue, thanks to your own heated external storage unit, easily accessed from the rear parking lot. If you're searching for a move-in-ready condo in Niven with immediate possession available, condo fees that actually serve you, and bonus heated storage, then this could be the one. **Call or text Shane at (867) 446-1622 to schedule your private viewing today!**

Condo Fees Include: Heat, Water, Building Insurance and Maintenance, Garbage and Snow Removal, Common Area Heating and Electricity, Property Management, and Reserve Fund.

Price Includes: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, all Window Coverings, Eco Thermostat, 1X External Storage Unit (#14), and 1X Energized Parking Stall.

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FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr	\$2,118.06	2025
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Tenure	Condo Fees
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Fees	\$930.89/mo.
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Area	NIVEN LAKE
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101-184 Niven Dr, Yellowknife, NT

Main Floor Exterior Area 1108.24 sq ft
Interior Area 950.57 sq ft



PREPARED: 2026/04/30



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.

