

WELCOME TO
201 180 NIVEN DRIVE
\$325,000

NATHAN ROUND
WORK 867.669.2103
CELL 867.446.2458



ROOM SIZES

Living Room 10.9 X 10	Dining 6.3 X 10	Kitchen 8.8 X 11.6			BATHS	1 Full
Primary Bedroom 11.5 X 8.6					Storage	Basement
				Make: Model: Serial #:	Foyer / Entry 5.5 X 3.7	Deck

HEAT

INSULATION

BUILDING

LOT

Type	Ceiling: R	Sq. Ft.	612	Lot Size
Annual Cost	Walls: R	Age	2015	Garage
Litres Over Last 12 Mo. Included in condo fees	Floor: R	Lot	Block	Parking
	Skirting: R	Plan	C4609	Paved
		Unit	201	

SPECIAL FEATURES /FURNISHINGS:

201-180 Niven Drive is a cozy 1 Bedroom 1 Bathroom corner/end unit condo with electrified parking & in suite laundry. This second floor walk up condo benefits from an additional window in the living room as it is an end unit. Well maintained and in great shape this condo has everything needed and is close to most amenities being on a 3 minute drive to downtown. The \$505 monthly condo fee includes Insurance, heat, maintenance, management, reserve fund, snow & garbage removal, intercom and secure access. Lock and go lifestyle is easily achieved in this well cared for condo!

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

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1278 2025

Tenure Condo Fees

Fees \$505/mo.

Area NIVEN LAKE

201-180 Niven Dr, Yellowknife, NT

Main Floor Exterior Area 612.25 sq ft
Interior Area 527.76 sq ft



PREPARED: 2026/05/19



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.



