

WELCOME TO
136 NIVEN DRIVE
\$1,049,900

SHANE BENNETT
WORK 867.669.2105
CELL 867.446.1622



ROOM SIZES

Living Room 16.5 X 16.9	Dining Room 14.8 X 11.10	Kitchen 16.9 X 15.7	Rec. Room 22 X 15.7	Bonus/Bedroom 17 X 12.5	BATHS 1-2pc, 1-3pc, 1-4pc Ensuite	
Primary Bedroom 20.4 X 14.7	Bedroom 14 X 20.10	Bedroom 12.9 X 9.6	Bedroom 13.6 X 12.4	Bedroom 10.6 X 12.3	Storage	Basement 1 Bedroom Suite
Suite Living Room 14.4 X 16.4	Suite Kitchen 12.4 X 10.11	Suite Bedroom 15.4 X 10.7	Suite Bath 1-3PC	Make: Model: Serial #:	Foyer / Entry 13.8 X 9.6	Deck 3 Decks

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 4376 + Full Basement	Lot Size 6282
Annual Cost \$10,620	Walls: R 20	Age 2002	Garage Double Attached
Litres Over	Floor: R	Lot 20 Block 303 Plan 2631 Unit	Parking Triple Paved++
Last 12 Mo. Approximate	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

This is more than just a luxury home, as it is a property that offers one of the most spectacular panoramic views of Back Bay and Great Slave Lake in all of Yellowknife. Enjoy endless summer sunsets and the northern lights from the comfort of your living room or while relaxing on your private deck overlooking some of the city's most breathtaking scenery. Niven is widely regarded as one of Yellowknife's most desirable neighbourhoods, and for good reason. You'll enjoy the convenience of being just minutes from downtown restaurants, shops, and your work, while still being surrounded by nature. Walking trails, including the Niven Lake Trail, are right nearby, along with cross-country skiing on Back Bay and outdoor recreation play at Fritz Theil Park. The home itself is equally impressive, offering up to seven bedrooms and four bathrooms, which is a rare combination in any market, especially in Yellowknife. There's truly room here for the entire family and more! Upon entering, you're welcomed by a spacious and functional entryway with ample closet space for coats, gear, and seasonal clothing. The main floor features three generous bedrooms (or two bedrooms plus a home office), a full bathroom, and a large recreation room that serves perfectly as an additional family or entertainment space. This level also enjoys access to its own deck and provides direct entry to the heated double-car garage. Upstairs, you'll find a bright open-concept living area designed to maximize the incredible lake views. The living and dining spaces flow seamlessly together, creating the perfect setting for entertaining or if the weather is nice, then step outside onto the large upper deck to take in the sunshine and your beauty views! The custom kitchen is equipped with granite countertops, a large centre island, and newer stainless steel appliances. Just off the kitchen is a versatile bonus room, which is currently used as a children's playroom but can be easily converted into another bedroom. A convenient pass-through window allows parents to keep an eye on little ones while preparing meals. This room, along with an oversized spare bedroom that comfortably accommodates a bunk bed, desk, and play area, both enjoy access to the same front deck. The upper level is completed by a convenient half bathroom, dedicated laundry room, and a spacious primary suite featuring a walk-in closet, full ensuite bathroom, and direct deck access to enjoy those stunning lake views whenever you please. The house's basement includes a self-contained one-bedroom, one-bathroom suite with its own private entrance, kitchen, and laundry facilities. Currently occupied by long-term tenants who would love to stay, this suite offers an excellent mortgage helper or investment opportunity as well!

If you've been searching for the complete house package, which includes amazing space, views, income potential, and in a great neighbourhood, then this property should be prioritized by you accordingly! Contact Shane today at (867) 446-1622 to arrange your private viewing.

Price Includes: Fridge (X2), Stove (X2), Dishwasher, Microwave (X2), Washer (X2), Dryer (X2), Freezer, Alarm System, all Window Coverings, Garage Door Opener, and Pool Table. ***Current Pre-Sale Home Inspection Report on File and Most Furniture is Negotiable***

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$9418.54 2025

Tenure Fee Simple

Fees

Area NIVEN LAKE

136 Niven Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 4376.55 sq ft



PREPARED: 2026/06/06

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.



