

WELCOME TO
157B MOYLE DRIVE
\$649,900

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ROOM SIZES

Living Room 11.4 X 17.7	Dining 8.10 X 11.2	Kitchen 12.1 X 8.3			BATHS 1-2pc, 1-4pc, 1-5pc Ensuite
Primary Bedroom 14.11 X 15.6	Bedroom 10.11 X 9.7	Bedroom 12.2 X 9.4			Storage Basement Heated Crawlspace
Laundry Room 7.10 X 5				Make: Model: Serial #:	Foyer / Entry 7.7 X 18.11 Deck

HEAT

INSULATION

BUILDING

LOT

Type PROPANE	Ceiling: R	Sq. Ft.	1665	Lot Size	4189
Annual Cost	Walls: R	Age	2017	Garage	Single
Litres Over Last 12 Mo.	Floor: R	Lot	126	Parking	Double
	Skirting: R	Block	308		
		Plan	4718		
		Unit			

SPECIAL FEATURES /FURNISHINGS:

Located in the desirable Niven neighborhood close to walking trails and all of downtowns amenities, this semi-detached 3 bed, 2.5 bath home combines modern design, quality construction, and energy-efficient northern living. Built in 2017 with high R-value insulation and triple-pane windows, it offers year-round comfort and efficiency.

The impressive 18-foot entryway leads into a bright, open-concept living space featuring luxury vinyl tile flooring in a herringbone pattern. The kitchen is both stylish and functional, complete with quartz countertops, sleek cabinetry, a large island with undermount sink, brass fixtures, and brand-new fridge and stove.

The spacious back deck provides plenty of room for BBQs, entertaining, or simply relaxing outdoors. A single attached garage plus double gravel parking offers ample space for vehicles and guests.

With contemporary finishes, a practical layout, and a sought-after Niven location, this home is a great fit for families, professionals, or investors looking for low-maintenance living.

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

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$5395.77 2025

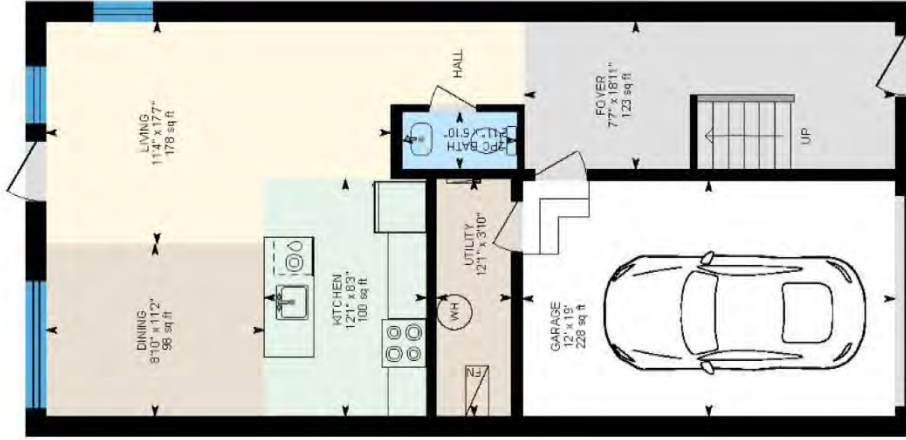
Tenure Fee Simple

Fees

Area NIVEN LAKE

157B Moyle Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1651.01 sq ft



PREPARED: 2026/06/08



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.

