

WELCOME TO

203 188 NIVEN DRIVE

\$274,900

6801

SHANE BENNETT

WORK 867.669.2105

CELL 867.446.1622



ROOM SIZES

Living Room 11.11 X 9.9	Kitchen 6.7 X 10.10				BATHS	1 Full
Bedroom Area 11.11 X 9.2					Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type OIL FAN COIL	Ceiling: R 50	Sq. Ft. 457	Lot Size
Annual Cost	Walls: R 30		Garage
Litres Over	Floor: R	Age 2015	
Last 12 Mo. Included in condo fees	Skirting: R	Lot Block Plan Unit C4662 409	Parking Single Paved Energized

SPECIAL FEATURES /FURNISHINGS:

Looking to stop paying rent and enjoy affordable, turnkey condo living? Or perhaps you're searching for a rare condo cash-flow investment opportunity? This modern Cavo studio condo delivers both, with even more value than before! The condominium corporation is now fully funded for both reserve and operating costs, resulting in recently reduced condo fees that now also include heat. Located in the highly desirable Niven Lake neighbourhood, this bachelor-style condo offers the perfect balance of convenience and an active outdoor lifestyle. You're within walking distance of downtown, making it easy to get to work, restaurants, coffee shops, and nightlife, while also being just steps from the Niven Lake Trail, cross-country ski and snowmobile trails, parks, and playgrounds. Whether you enjoy hiking, biking, or simply walking your dog, nature is always close to home. The building welcomes you with a secure, locked entrance and convenient indoor mailboxes. Inside the unit, you'll immediately appreciate the bright, open-concept layout, where the kitchen, living, dining, and sleeping areas blend together into one efficient, functional space. Large triple-pane windows flood the condo with natural light, creating a warm and inviting atmosphere. The kitchen features maple veneer cabinetry, solid granite countertops, stainless steel appliances, and a stylish glass tile backsplash. The current layout includes a round dining table, but there's plenty of flexibility to customize the space to suit your own lifestyle. Create a comfortable living room with a couch and coffee table, add a kitchen island for an eating and dinner prep area, or design the space exactly the way you envision it! The nearby murphy bed makes it easy to nestle away to sleep after a long day, while the built-in cabinetry provides excellent storage for clothing and everyday essentials. A built-in desk also offers a dedicated workspace for working from home, studying, or enjoying hobbies and crafts. The bathroom continues the home's modern finishes with a granite-top vanity, glass vessel sink, ceramic tub surround, additional built-in shelving, and the convenience of an in-suite stackable washer and dryer. Need extra storage? You'll also enjoy your own private exterior storage unit (approximately 5' x 8', unheated), located on the upper level of the Cavo storage complex and accessed from the condo's rear parking lot, which is a perfect space for storing your camping gear, seasonal items, and other outdoor equipment.

Whether you're buying your first home, looking to simplify your lifestyle, or adding a low-maintenance investment property to your portfolio, this condo is an excellent opportunity. With average power bills of approximately \$100 per month, heat included in the condo fees, immediate possession available, and bonus storage space, this property offers exceptional affordability and value! Call or text Shane at (867) 446-1622 today to schedule your private viewing.

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, Murphy Bed and Built-in Cabinets, Dining Table and Chairs, TV, White Cabinet, 1X External/Upstairs Storage Unit (#30), and 1X Energized Parking Stall.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr \$1087.65 2025

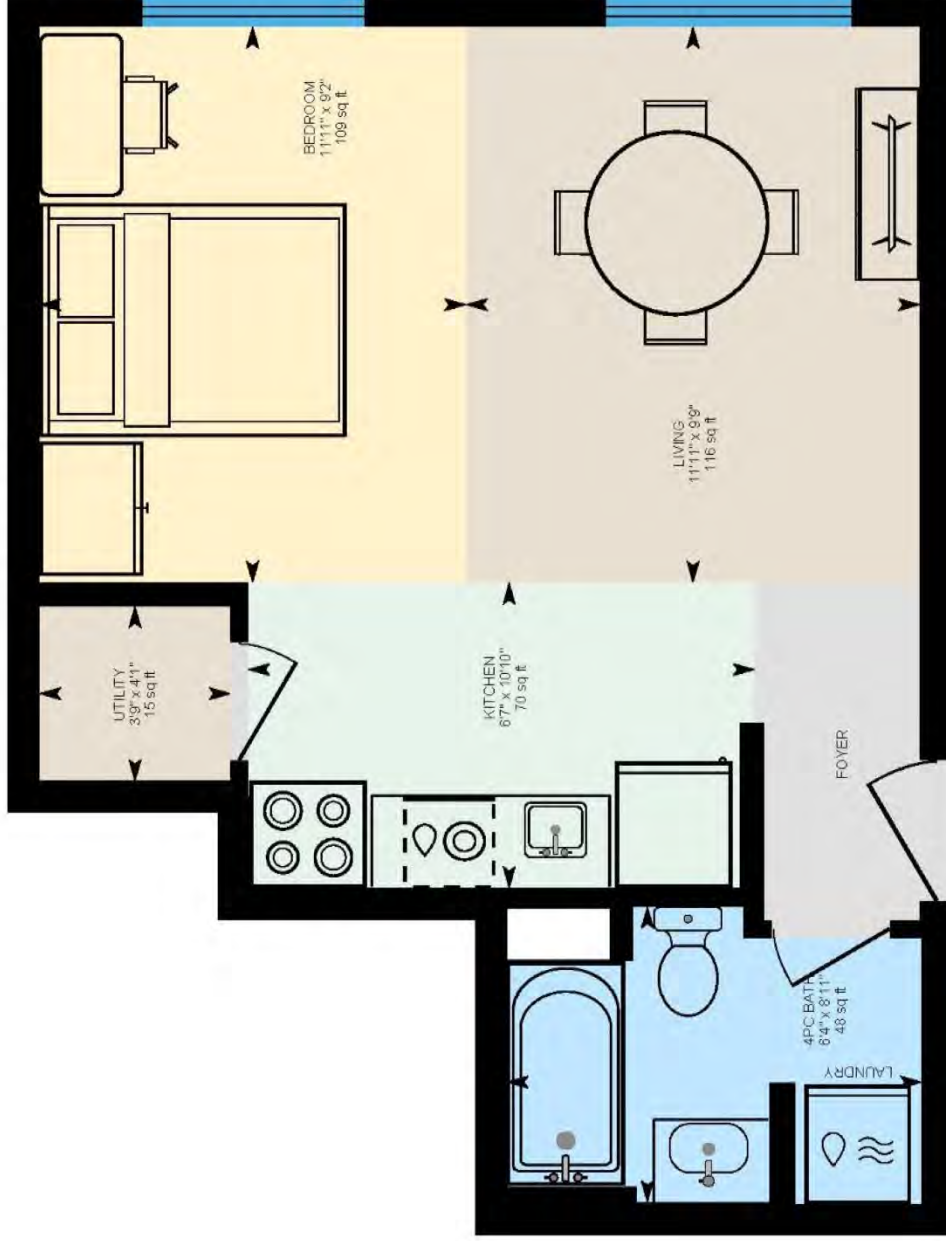
Tenure Condo Fees

Fees \$400.23/mo.

Area NIVEN LAKE

203-188 Niven Dr, Yellowknife, NT

Main Floor Exterior Area 457.37 sq ft
Interior Area 392.99 sq ft



PREPARED: 2026/07/02



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.

