

WELCOME TO

200 186 NIVEN DRIVE

\$429,900

SHANE BENNETT
WORK 867.669.2105
CELL 867.446.1622



ROOM SIZES

Living Room 12.4 X 13.3	Dining 18.5 X 5.8	Kitchen 10.6 X 18.11			BATHS	1-3pc, 1-4pc Ensuite
Primary Bedroom 19.10 X 9.10	Bedroom 12.11 X 8.8				Storage	Basement
				Make: Model: Serial #:	Foyer / Entry	Deck Yes

HEAT

INSULATION

BUILDING

LOT

Type OIL FAN COIL	Ceiling: R 50	Sq. Ft. 1103	Lot Size
Annual Cost \$240.00 per month	Walls: R 30	Age 2015	Garage
Litres Over Last 12 Mo. Shared heating cost	Floor: R	Lot Block Plan Unit C4609 208	Parking Single Paved Energized
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Looking to stop paying rent or downsize into affordable, turnkey living? Want to be the 3rd owner ever for this condo? 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 reduction in condo fees and the condo fees now include heating as well. Located in the highly desirable Niven Lake neighbourhood, this 2 bedroom, 2 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 welcoming main entrance, convenient indoor mailboxes, and only one flight of stairs up to your 2nd floor condo unit, so easier accessibility and while having a little more peace of mind for security. 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, pendant lighting, a built-in wine rack, pantry cabinet, and a spacious peninsula with seating, which is perfect for entertaining or enjoying a casual meal while taking in your beautiful lake views. Just off the living room is a versatile bonus nook surrounded by windows, making it an ideal home office, reading space, or hobby area. Step outside onto your generous deck to enjoy the morning sun while overlooking Back Bay, Old Town, and Great Slave Lake. The primary bedroom suite offers a walk-in closet with built-in shelving and a private ensuite bathroom complete with a granite-top vanity, glass vessel sink, and fully tiled tub surround. The spacious second bedroom is conveniently located beside the main bathroom, which features a stand-up shower, providing an excellent setup for roommates, guests, or visiting family members. Need additional storage? You'll appreciate your own private, exterior storage unit (unheated), located in the upper level of the Cavo storage complex and accessed from the rear parking lot. Complete with built-in shelving, it's the perfect place to store camping gear, seasonal decorations, sporting equipment, and other outdoor essentials. If you're searching for a move-in-ready condo in one of Yellowknife's most desirable neighbourhoods, with immediate possession available, condo fees that actually serve you, and the bonus of dedicated storage space, 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, 1X External/Upstairs Storage Unit (#16), & 1X Energized Parking Stall.

FOUNDATION

Concrete

PROPERTY TAXES

Amount/yr	\$2135.48	2026
Tenure	Condo Fees	
Fees	\$684.92/mo.	
Area	NIVEN LAKE	

200-186 Niven Dr, Yellowknife, NT

Main Floor Exterior Area 1103.89 sq ft
Interior Area 952.20 sq ft



PREPARED: 2026/08/14



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.

