



## 150A MOYLE DRIVE

Niven, Yellowknife

**\$589,900**

<b>MLS®:</b>	3976
<b>Bedrooms:</b>	3
<b>Full Baths:</b>	2
<b>Heating:</b>	In-Floor/Forced Air
<b>Taxes:</b>	\$4,207.72 (2019)
<b>Square Feet:</b>	1,876 sqft
<b>Parking:</b>	Double Gravel +
<b>Storeys:</b>	2 Storeys
<b>Style:</b>	Single Family Semi-Detached
<b>Garage:</b>	Single Attached, Heated

<b>Type:</b>	House
<b>Bathrooms:</b>	3
<b>Half Baths:</b>	1
<b>Fuel Type:</b>	Propane, \$2,500/year (2019 estimate)
<b>Balcony/Patio:</b>	Back Deck (240 sqft)
<b>Lot Size:</b>	3,041 sqft
<b>Basement:</b>	Crawl Space
<b>Year Built:</b>	2013
<b>Construction:</b>	Stick Built
<b>Foundation:</b>	Concrete to



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5124 48 Street  
Yellowknife, NT X1A 1N6

## ABOUT THIS PROPERTY

The oven timer goes off and you pull the last bunch of appetizers out and set them on the island. Your new home filled with guests on a Saturday evening feels just as amazing as you thought it would. You love entertaining, and the layout of the main living space is perfect for it. Not to mention all the room upstairs for the kids to play. Now to grab that glass of wine, sit down and plan next weekend's get-together.

Whether hosting guests, or enjoying family, this 3 bedroom, 2.5 bathroom home will provide you with the perfect backdrop for all life's events. Plenty of space, thoughtful layout and beautiful finishes are just some of the features that make this Niven home special.

As you enter the front door, the entryway immediately converts to an open den. This serves as an ideal spot for an office area, workout space or just extra entry storage for all the family belongings.

You move down the hall, into the open concept living area, which blends kitchen, living room and dining room, all connected together with remarkable hardwood floors. The kitchen is the showpiece of this space. It features solid wood cabinets with King Ivory granite slab countertops, double basin, undermount stainless steel sink and an island with breakfast bar seating and built-in wine rack. Top it all off with under-cabinet lighting, full tile backsplash and stainless steel appliances and you've got a kitchen that is an entertainer's dream.

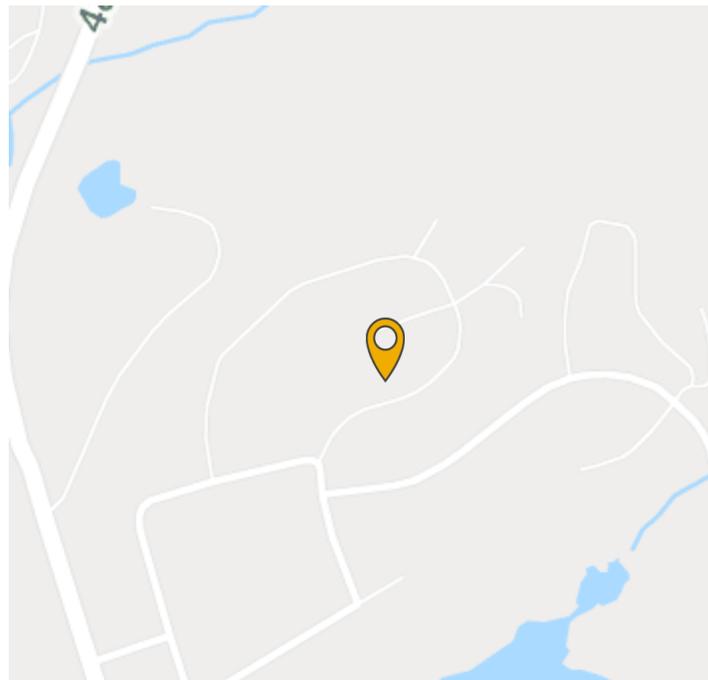
Heading upstairs you'll find more great design features including, the always convenient, second floor laundry, and the master suite. The master suite features vaulted ceilings, adding to the spacious feel, a generously sized walk-in closet and an elegant ensuite bathroom. It features stunning porcelain tile, vanity with his and her sinks and impressive, 2-person tile shower with seating.

The outdoor space of the home keeps the wows coming. Step off your large back deck and into your landscaped, fenced yard, that features beautifully lush, manicured green grass and storage shed. It's the ideal play space for kids and pets alike. There is also plenty of room for parking. In addition to single, heated garage, the well designed lot provides ample space for additional vehicles in front of the home, as well as recreational vehicles to the side.

Located in the always desirable Niven Lake neighbourhood, you're a 15 minute walk from downtown, and only minutes away from access to trails and playgrounds.

***Make The Move To Niven Today!***  
***Contact Me For Your Viewing!***

**Price Includes:** Fridge, Stove, Dishwasher, Microwave/Range Hood, Washer, Dryer, Window Blinds, Shed



Living Room:	11'4x10'9
Dining Room:	11'4x9'3
Kitchen:	11'5x11'3
Breakfast Nook:	11'5x7'3
Family Room:	11'4x13'7
Utility Room:	5'8x5'4
Bathroom:	4'6x5'4
Master Bedroom:	14'1x14'2
Ensuite:	10' x 8'10
Bedroom:	10'2x11'6
Bedroom:	9'8x12'6
Bathroom:	10x4'11
Garage:	10'10x18'10



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