



12 - 117 MOYLE DRIVE

Niven, Yellowknife

\$589,900

MLS®:	4250
Bedrooms:	4
Full Baths:	2
Heating:	Forced Air Furnace
Taxes:	\$4,012.87 (2019)
Balcony/Patio:	Upper and Lower Back Deck
Basement:	Partially Finished
Style:	Townhome
Foundation:	Concrete

Type:	Townhome
Bathrooms:	3
Half Baths:	1
Fuel Type:	Propane
Maintenance:	\$428/month
Square Feet:	1,641 sqft + 694 sqft basement
Year Built:	2012
Construction:	Stick Built
Garage:	Single Attached



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CENTURY 21
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5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

You didn't put a whole lot of thought into having a partially finished basement when you started looking at homes, but this summer your basement has become one of your most used spots. After the ball games on Friday nights it's the perfect spot for the team to unwind, and when the kids have friends over it's ball hockey heaven. It's a real bonus in this awesome townhome.

Make this 4 bedroom, 2.5 bathroom home in Niven yours today! With over 2,300 square feet of usable living space, and situated in a quiet location with low traffic that is perfect for families.

The centrepiece of the home is the open concept main living area, home to your kitchen, living room and dining room. The kitchen features beautiful dark cabinets, tile backsplash, stainless steel appliances and a breakfast bar for those times when informal dining is what you need.

The whole area benefits from lots of natural light and features a walkout to your upper deck, overlooking green space, ideal for enjoying quiet time, listening to nature.

Heading upstairs you will find your 4 bedrooms, main bathroom and laundry. The 4 bedrooms give you plenty of space for the family to grow, guests to stay, or that ever important home office. The master bedroom features a large walk-through closet that heads into the ensuite bathroom and quiet views of greenery.

The basement of the home is ideal as a rec room, or the perfect canvas to create your masterpiece. Partially finished, drywalled with carpet flooring, and including a walkout to a newly built lower level deck it's a great spot for the kids to play hockey, place to watch the game with the team, or your future home theatre room. Your imagination is the only limit

You'll never wish for more storage with an additional storage area in the mechanical room and a your single attached, heated garage.

Located in the always desirable Niven neighbourhood, on Moyle Drive, you're situated on a quiet, dead-end street and close to parks, trails and downtown.

Claim Your Spot in Niven Today!
Contact Me to Arrange Your Private Viewing!

Price Includes: Fridge, Stove, Dishwasher, Microwave/Range Hood, Washer, Dryer, Window Coverings, BBQ, Bar Fridge, Freezer, Garage Storage, Dog House/Dog Run



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