



18 - 117 MOYLE DRIVE

Niven, Yellowknife

\$624,900

MLS®:	4521
Bedrooms:	3+Den
Full Baths:	2
Heating:	\$2000/year
Taxes:	\$4,145.94 for 2020
Balcony/Patio:	Approx 250SqFt
Parking:	Double
Basement:	Fully Finished 480SqFt
Style:	Townhome

Type:	Townhome
Bathrooms:	3
Half Baths:	1
Fuel Type:	Propane
Maintenance:	\$455/Month Condo Fee
Square Feet:	1632
Storage:	Garage/Storage Shed/Mechanical room
Year Built:	2013



Dwayne Simmons

SALESPERSON

867-445-8380

dwayne.simmons@century21.ca

<https://www.century21yk.ca>

CENTURY 21.
Prospect Realty

5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY



Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and identify the quality of services provided by real estate professionals who are members of CREA. Used under license or authorized sub-license. © 2016 Century 21 Canada Limited Partnership

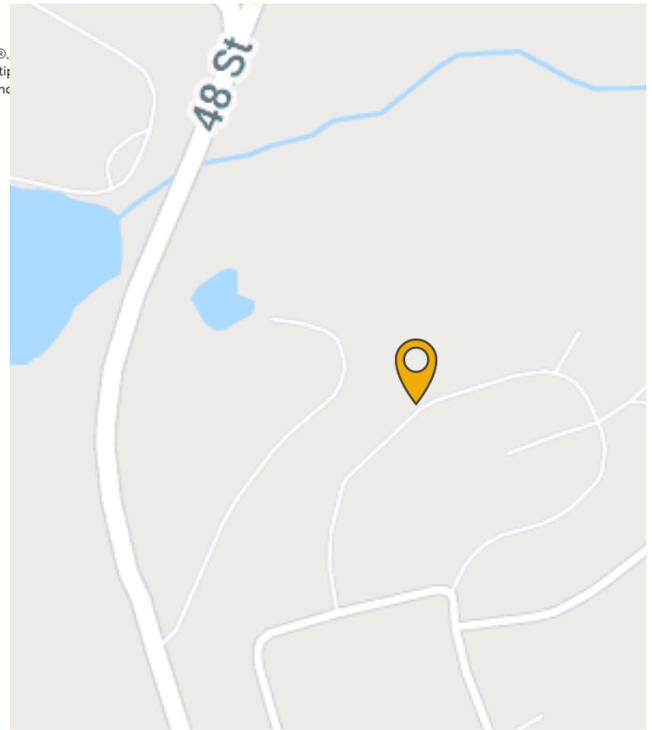
Located at the top of Moyle drive are some of the best-built townhomes in Yellowknife. Speaking from personal experience these townhomes had 7' of spray foam helping them achieve low energy costs for the square footage. One of the attractive features of this home is they back onto green space and because this is an end unit the deck provides fantastic views of the green space all the way to the back bay!

The main level has an open concept main area with a kitchen that provides lots of cupboard space and a nice peninsula providing bar seating for 4. This home has upgraded stainless appliances including a modern fridge with 12' Touch screen. There is tons of natural light that pours into the space thanks to additional windows you wouldn't normally have with a unit on each side. The main level provides a walk out onto a huge deck which is an awesome setting for Summer entertaining.

These spacious units have lots of living space thanks to a huge downstairs finished basement. If you're looking for somewhere for the kids to hang out separate from your living space this is the ultimate basement. Upstairs there are 3 bedrooms, 2 bathrooms upstairs laundry, and a bonus room that could be used as an office or in a pinch a 4th small child's bedroom. The land outside the home also provided for space to build a nice storage shed on the lower deck which is a bonus when it comes to townhome living!

Call Dwayne to Book a Showing (67)445-8380

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



CENTURY 21.
Prospect Realty

5124 48 Street
Yellowknife, NT X1A 1N6