B - 2 STIRLING COURT

Niven, Yellowknife

$689,900

MLS®:	6764	**Type:**	House
Bedrooms:	3	**Bathrooms:**	3
Full Baths:	2	**Half Baths:**	1
Heating:	$4095	**Fuel Type:**	Oil
Taxes:	$5,639.64 for 2025	**Square Feet:**	1,700 sqft
Lot Size:	2,712 sqft	**Parking:**	Double Paved
Storage:	Under home/Garage	**Basement:**	Crawlspace
Year Built:	2012	**Style:**	Semi-Detached
Construction:	Stick Built		

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CENTURY 21
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ABOUT THIS PROPERTY

Welcome to 2B Stirling Court, a charming and well-maintained 3 bedroom semi-detached home nestled in the quiet embrace of a low-traffic court in the newest subdivision of Niven. This delightful residence offers the perfect blend of modern comfort, energy efficiency, and a prime location, making it a remarkable find in the heart of Yellowknife.

Upon approaching the house, you'll be greeted by a pristine exterior, reflecting the care and attention it has received since its construction in 2012, one of the main features is a double-paved driveway. The concrete foundation not only provides a sturdy base but also houses a mechanical and spacious storage area in the dry crawl space, ensuring ample room for all your belongings. For added peace of mind, the home is equipped with a sprinkler system, adding an extra layer of safety to your daily life.

As you step inside, you'll be captivated by the elegance and functionality of this home. The travertine tile in the entryway sets the tone for a welcoming ambiance. Throughout the main living areas, you'll find a tasteful combination of tile and engineered hardwood flooring, offering both style and durability. The kitchen and bathrooms boast exquisite granite countertops, adding a touch of luxury to your daily routines.

The spacious master bedroom is a true sanctuary, featuring a walk-in closet and a 5-piece ensuite with double sinks and a soaker tub set-in beautiful tile. This is a space where you can relax and unwind in privacy and comfort. The upper-level laundry room adds convenience to your daily chores, making life that much easier.

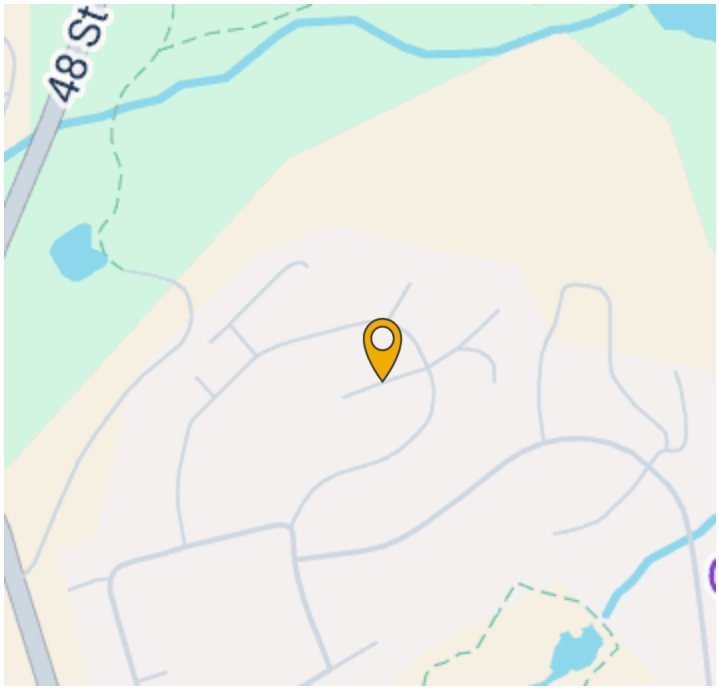
One of the highlights of this home is the in-floor heating, which extends to the garage with in-slab heating. No more cold mornings when you step into your vehicle or set foot in your home during the chilly Northern winters.

The cozy backyard space offers a city-registered firepit, a perfect spot for gatherings and making cherished memories with family and friends. Imagine relaxing by the fire under the Northern sky, sharing stories and laughter.

With only two owners since its construction, this home has been lovingly maintained and is ready to welcome a new chapter of memories. Its location is a true gem, with proximity to Niven Lake Trail and downtown Yellowknife. Here, you have the perfect balance of a peaceful and convenient lifestyle, where you can enjoy the best of both worlds. Come and experience the beauty and functionality of this exceptional home for yourself.

Call Dwayne Today to Book a Showing (867)445-8380

Included Items: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Openers,



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