



229 NIVEN DRIVE

Niven, Yellowknife

\$1,250,000

MLS®:	6124
Bedrooms:	5
Full Baths:	5
Heating:	\$9500/Year Approx.
Taxes:	\$12,311.66 for 2024
View:	Lake Views
Lot Size:	7,094SqFt
Storage:	Garage
Rear Exposure:	Niven Lake
Style:	Single Family Detached

Type:	House
Bathrooms:	6
Half Baths:	1
Fuel Type:	Propane
Fireplaces:	Propane
Square Feet:	3,356SqFt + Base
Parking:	Triple+ Paved
Basement:	Finished Basement with Suite
Year Built:	2016



Dwayne Simmons

Salesperson

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CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

To describe this home as anything but exquisite would be an understatement. 229 Niven Dr is one of the largest and most impressive homes in Yellowknife, offering an incredible price per square foot compared to other homes in its class at only \$249/SqFt. This is the only home in the city, I know of, where every bedroom boasts its own full ensuite bathroom, ensuring ultimate comfort and privacy.

The main level is bright and expansive, with large windows that frame stunning views of Niven Lake. The gourmet kitchen is a chef's dream, featuring rich maple cabinetry, quartz countertops, a stylish tile backsplash, and matching stainless steel appliances. The spacious master retreat offers a private deck overlooking the lake, while the spa-like ensuite is designed for pure indulgence—complete with a deep soaker tub, an oversized rainfall shower, a private toilet room, and dual vanities.

Upstairs, a versatile secondary living area provides the perfect space for an office or private lounge. The oversized double garage offers plenty of storage and direct access to the lower level, which adds an additional 1,850 sq. ft. of living space. The fully fenced yard complements the legal one-bedroom suite, which currently has a long-term tenant. With the option to extend the rental into a two-bedroom, two-bathroom suite, this home offers incredible flexibility for additional income or multigenerational living.

This is more than just a home—it's a masterpiece of luxury, space, and Northern design. A true showstopper, 229 Niven Dr is an opportunity not to be missed!

Contact Dwayne Today to book a showing! (867)445-8380

Included items: 2x Fridge, 2x Stove, 2x Dishwasher, 2x Washer 2x Dryer, Window Treatments, Garage Door Openers



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