

221 NIVEN DRIVE

Niven, Yellowknife

\$975,000

<b>MLS®:</b>	6430
<b>Bedrooms:</b>	7
<b>Full Baths:</b>	3
<b>Fuel Type:</b>	Oil
<b>Balcony/Patio:</b>	400SqFt double deck
<b>Square Feet:</b>	2,800SqFt
<b>Parking:</b>	Double Concrete
<b>Basement:</b>	Crawlspace/Boiler Room
<b>Year Built:</b>	2004
<b>Construction:</b>	Stick Built

<b>Type:</b>	House
<b>Bathrooms:</b>	3
<b>Heating:</b>	Approx. \$5500/Year
<b>Taxes:</b>	\$7,790.67
<b>View:</b>	Lake View
<b>Lot Size:</b>	5,930SqFt
<b>Storage:</b>	Double Garage
<b>Rear Exposure:</b>	Niven Lake
<b>Style:</b>	Single Family Detached



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# ABOUT THIS PROPERTY


Welcome to 221 Niven Drive — a spacious and versatile property perfect for a large family or those seeking an income-generating investment. This home features seven bedrooms and three bathrooms, thoughtfully laid out to offer both comfort and flexibility.

The lower level is primarily comprised of a three-bedroom legal suite with its own private entrance, 9-ft ceilings, and full laundry hookups — ideal as a mortgage helper or rental opportunity. Completing the downstairs is a large double garage and a dedicated entryway for the main living area upstairs.

On the upper level, abundant natural light flows through the open living spaces, creating a bright and welcoming atmosphere. The home has been professionally painted throughout, and each bathroom has been updated with new matching vanities for a modern, cohesive look. Upstairs, you'll find three bedrooms, two bathrooms, and a flexible bonus space perfect for a home office or if needed, a 4th bedroom. A back deck on each level provides the perfect spot to take in the views of Niven Lake, thanks to the home's prime box position. Home also has a propane back up generator.

Whether you're a growing family in need of extra space, or an investor looking to expand your real estate portfolio, 221 Niven Drive offers the versatility, location, and income potential you've been searching for.

Included Items: Fridge x2, Dishwasher x2, Stove X2, Washer, Dryer, Garage Door Opener, TV's & Mounts, Bar Stools, Back-up Generator



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