



203 - 188 NIVEN DRIVE

Niven, Yellowknife

\$289,900

MLS®:	6433
Bedrooms:	0
Full Baths:	1
Fuel Type:	Metered
Condo Fees:	\$337/Month
Lot Size:	N/A
Storage:	5x8 upstairs storage unit
Style:	Apartment Style Condo

Type:	Condo
Bathrooms:	1
Heating:	\$1200/year
Taxes:	\$1,087.65 for 2025
Square Feet:	420SqFt
Parking:	1 Energized Stall
Year Built:	2016
Construction:	Manufactured



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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

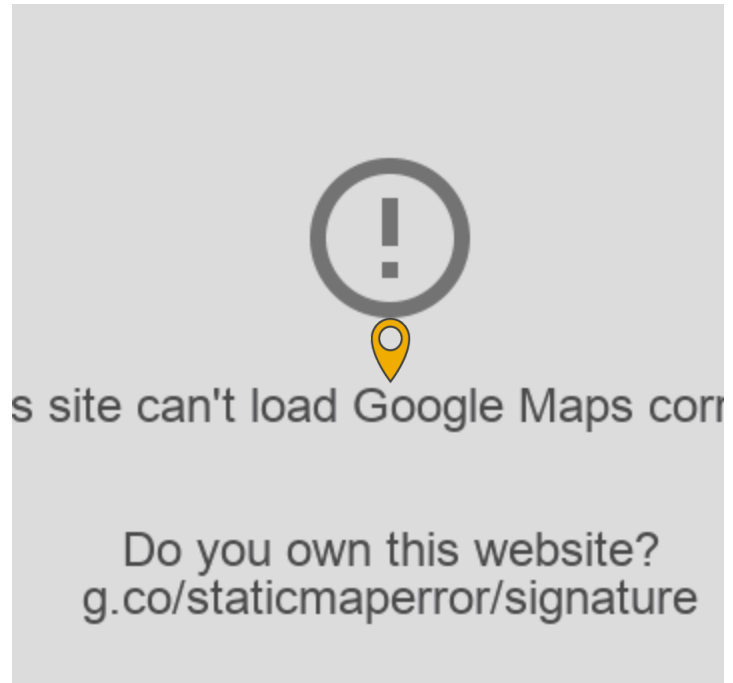
Affordable, modern, and move-in ready—welcome to 203-188 Niven Drive, a stylish studio condo where owning costs less than renting in Yellowknife. Perfect for first-time buyers, those seeking a lock-and-leave lifestyle, or investors looking to expand their portfolio, this home combines efficiency, comfort, and thoughtful design.

Located in the desirable Niven Lake subdivision, you'll be within walking distance of downtown. Inside, the modern kitchen has flat-panel maple veneer cabinetry, solid granite countertops, a glass tile backsplash, and stainless steel appliances. The sleek design continues into the bathroom, complete with a granite-top vanity, clear glass sink, and a fiberglass tub with ceramic tile surround.

Every detail is designed for convenience, from the in-suite stackable washer & dryer to the fact that all furniture is included, making this a true turnkey opportunity.

This condo is built with energy efficiency at the forefront, boasting an EnerGuide rating of 80. With R-30 exterior wall insulation, R-50 roof insulation, triple-glazed low-E argon-filled windows, and a hybrid heating system with HRV, you'll enjoy year-round comfort with lower utility costs.

Whether you're looking for an affordable first step into homeownership or a smart investment, this condo delivers modern living in one of Yellowknife's most sought-after locations.



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