



**203 - 188 NIVEN DRIVE**

**Niven, Yellowknife**

**\$289,900**

**MLS®:** 6563

**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



**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



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## 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.

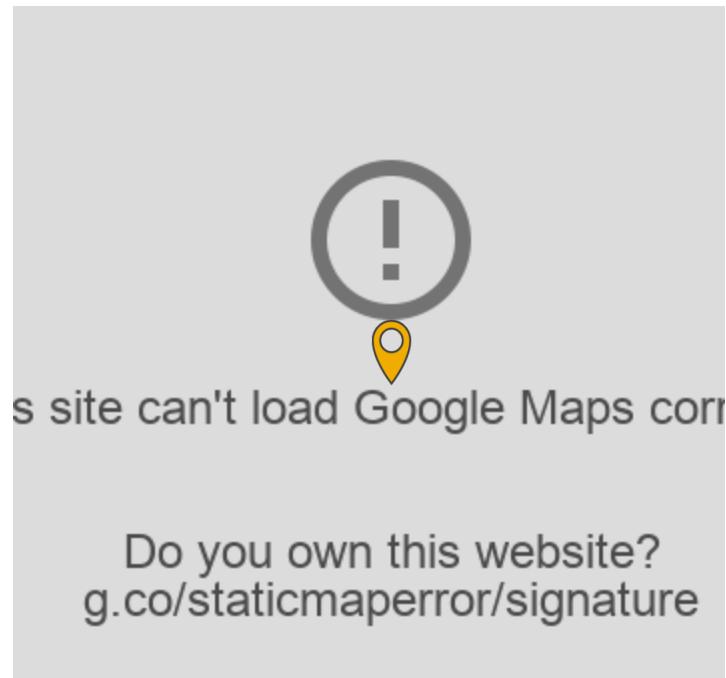
Every detail is designed for convenience, from the in-suite stackable washer & dryer to the fact that all furniture is included, making this a true turnkey opportunity.

These 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.

Included items: Fridge, stove, dishwasher, washer, dryer, Unit Furniture

Condo fee includes: Building Insurance, reservation fund, property management, garbage removal, water



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