



147 HAENER DRIVE

Niven, Yellowknife

\$599,900

<b>MLS®:</b>	6614
<b>Bedrooms:</b>	3
<b>Full Baths:</b>	2
<b>Fuel Type:</b>	Oil (\$4950.38)
<b>Fireplaces:</b>	Pellet Stove/Propane Fireplace
<b>Lot Size:</b>	6,360
<b>Storage:</b>	Shed
<b>Style:</b>	Single Family Detached

<b>Type:</b>	House
<b>Bathrooms:</b>	2
<b>Heating:</b>	Forced Air Furnace
<b>Taxes:</b>	\$4,966.05 for 2025
<b>Square Feet:</b>	2,008 SqFt
<b>Parking:</b>	Triple gravel
<b>Year Built:</b>	2007
<b>Construction:</b>	Manufactured



Dwayne Simmons

Salesperson

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**CENTURY 21.**  
Prospect Realty



5124 48 Street  
Yellowknife, NT X1A 1N6

## ABOUT THIS PROPERTY

Welcome to 147 Haener Drive—where comfort meets nature in one of the city's most desirable settings.

This 3-bedroom, 2-bathroom home offers over 2,000 sq ft of bright, inviting living space, surrounded by green space along the side and rear of the property. The connection to the outdoors is immediate, creating a peaceful backdrop that enhances everyday living.

Inside, the main living area is filled with natural light, highlighted by large windows, updated flooring, and fresh paint throughout. The atmosphere is warm, open, and welcoming from the moment you step in.

The breakfast nook is a standout feature—encircled by windows and perfectly positioned to take in the serene views. Whether it's your morning coffee or a relaxed dinner, this space offers a unique blend of comfort and scenery.

The expansive living room and adjoining den provide exceptional flexibility for both entertaining and everyday life. Cozy up by the propane fireplace, or enjoy the added warmth of the pellet stove in the den—ideal for relaxing evenings while the kids play or guests gather.

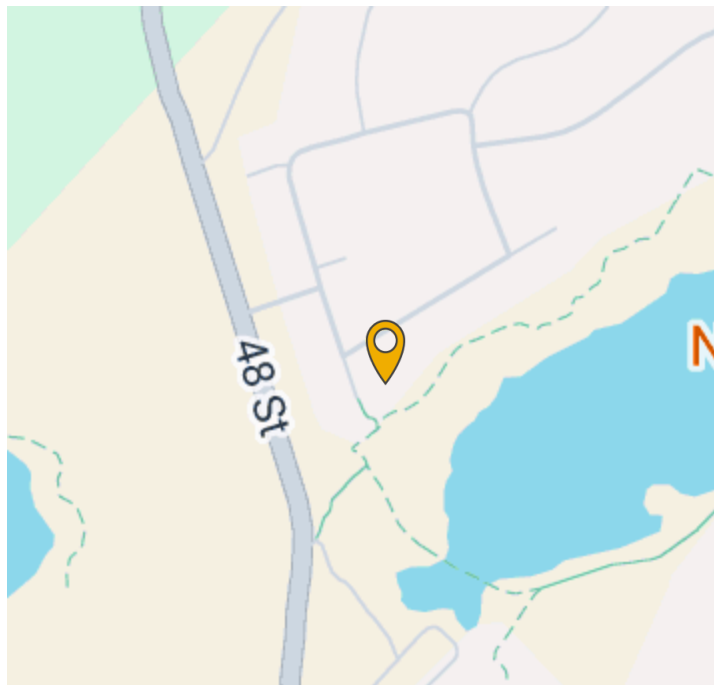
The functional L-shaped kitchen is designed with families in mind, offering ample cabinetry, generous counter space, and a large pantry for all your storage needs. It's a space built for both everyday meals and memorable gatherings.

The primary bedroom serves as a private retreat, complete with a walk-in closet, ensuite bathroom, and direct access to the back deck. Step outside to enjoy the fresh air and peaceful surroundings, while the fully fenced yard provides a safe space for children and pets.

Located within walking distance to downtown, nearby parks, playgrounds, and directly alongside the Niven Trail, this home offers the perfect balance of convenience and nature.

**Contact Dwayne today to book a showing (867)445-8380**

Included Items: Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, Shed



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