



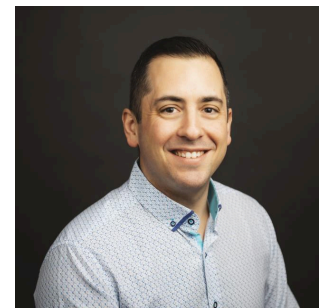
404 - 111 MOYLE DRIVE

Niven, Yellowknife

\$429,900

MLS®:	6676
Bedrooms:	2
Heating:	Included in Fees
Condo Fees:	\$776/month
View:	Green Space/Lake
Parking:	Underground, Heated
Style:	Apartment Style Condo

Type:	Condo
Bathrooms:	1
Taxes:	\$1,609.67 (2025)
Balcony/Patio:	Covered Balcony
Square Feet:	907 sqft
Year Built:	2013



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Prospect Realty



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ABOUT THIS PROPERTY

This condo in Niven Heights features not one, not two, but three highly sought-after features: it sits on the top floor, overlooks green space and Jackfish Lake, and comes with underground heated parking.

With over 900 square feet of living space, the open kitchen, dining, and living area runs the full width of the unit, anchored by dark shaker cabinets, stainless steel appliances, and a mosaic tile backsplash. The walkout to the balcony off the living room brings in light through most of the day and frames the view from wherever you're sitting.

With a bedroom on each side of the main living space, there's a bit of built-in privacy for family or a roommate. New carpet was installed in 2022, and the custom room-darkening blinds are a small detail that makes a real difference in the summer. The bathroom is clean and bright, and there's a dedicated in-suite laundry and storage room that's larger than most condos, enough space for gear, bikes, and the kind of stuff that usually ends up in a locker.

The real bonus? Heated underground parking. It won't take long into your first winter for it to become the feature you can't live without, and condo fees cover everything except power.

If you'd like to see it in person or have questions about the building, message me anytime.

