



**NEW LISTING**



**200 - 192 NIVEN DRIVE**

**Niven, Yellowknife**

**\$284,900**

<b>MLS®:</b>	6710
<b>Bedrooms:</b>	0
<b>Heating:</b>	Included in Condo Fees
<b>Maintenance:</b>	\$367/month
<b>Lot Size:</b>	0
<b>Year Built:</b>	2015
<b>Construction:</b>	Manufactured

<b>Type:</b>	Listing
<b>Bathrooms:</b>	1
<b>Taxes:</b>	\$1087.65
<b>Square Feet:</b>	403 sqft
<b>Parking:</b>	1 Energized Stall
<b>Style:</b>	Apartment Style Condo



**Devon Straker**

Realtor®

867-688-3654

[devon.straker@century21.ca](mailto:devon.straker@century21.ca)

<https://www.century21yk.ca>

**CENTURY 21.**  
Prospect Realty



5124 48 Street  
Yellowknife, NT X1A 1N6

## ABOUT THIS PROPERTY

Ideally located in the desirable Niven Lake subdivision and within walking distance of downtown, this stylish studio condo offers modern, low-maintenance living with thoughtful design and quality finishes throughout.

The well-appointed kitchen features flat-panel maple veneer cabinetry, solid granite countertops, glass tile backsplash, LED under-cabinet lighting, and stainless-steel appliances. The contemporary bathroom is finished with a granite-topped vanity, elegant glass vessel sink, and a fiberglass tub with ceramic tile surround.

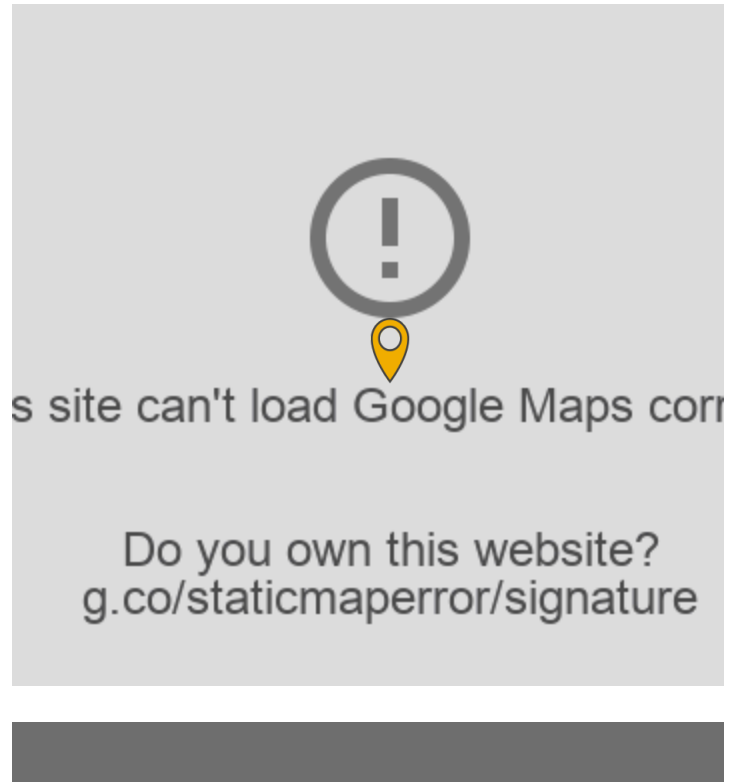
Designed to maximize both comfort and functionality, the open-concept living space includes a convenient built-in wall desk, clothing storage solutions, creating an efficient and versatile living environment. The unit also includes an in-suite stackable washer and dryer.

Built with energy efficiency in mind, this home boasts an EnerGuide rating of 80, triple-glazed low-E argon-filled windows, and a hybrid heating system.

Perfect for first-time buyers, professionals, or investors, this turnkey studio offers a smart, stylish lifestyle in one of Yellowknife's most desirable neighbourhoods, with easy access to downtown amenities, walking trails, and the waterfront.

**Condo Fees Include (\$367/month):** 1 parking stall, water, heat, common area heat/power, building insurance, garbage/snow removal, building maintenance, management fees and reserve fund.

**Price Includes:** Fridge, Stove, Microwave, Dishwasher, Washer, Dryer & Desk/Storage Built-ins.



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