



200 - 192 NIVEN DRIVE

Niven, Yellowknife

\$269,900

MLS®: 6710

Bedrooms: 0

Heating: Included in Condo Fees

Maintenance: \$367/month

Lot Size: 0

Year Built: 2015

Construction: Manufactured

Type: Listing

Bathrooms: 1

Taxes: \$1087.65

Square Feet: 403 sqft

Parking: 1 Energized Stall

Style: Apartment Style Condo



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CENTURY 21.
Prospect Realty



5124 48 Street
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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.

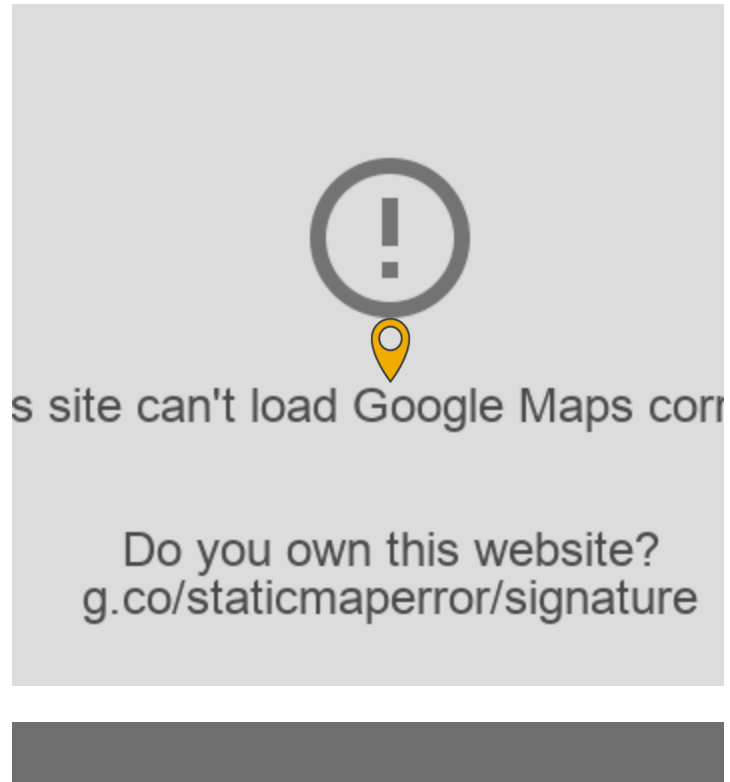
Designed to maximize both comfort and functionality, the open-concept living space includes a convenient built-in wall desk, clothing storage solutions, creating an efficient and versatile living environment. The unit also includes an in-suite stackable washer and dryer.

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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