



**Square Feet:** 2,239SqFt

**Lot Size:** 5,898 SqFt

867-446-9700

**Parking:** Triple Gravel

**Storage:** Heated Crawlspace

jessica.brace@century21.ca

## ABOUT THIS PROPERTY

**Style:** Duplex

**Construction:** Stick B

Welcome to Niven Lake, one of Yellowknife's most coveted neighbourhoods, where this beautifully maintained 3-bedroom, 2.5-bathroom duplex offers 2,240 sq. ft. of thoughtfully designed living space.

Built by a contractor for personal use, this home is engineered for northern performance. A concrete foundation pinned to bedrock provides long-term stability, and foam-core walls deliver exceptional insulation, reflected in the 2025 heating cost of \$5,407. Radiant in-floor heating powered by an oil-fired boiler keeps the home consistently warm, with a wood-burning fireplace adding comfort and ambiance on winter evenings.

A slate-tiled entry leads into main living areas finished with engineered hardwood and 9 ft. ceilings, creating a bright, open feel. The kitchen includes granite countertops, modern appliances, and a functional layout. The home is fully CAT-5 wired, including doorbell and exterior camera capability. The primary bedroom features an air-conditioning unit for summer comfort. A dedicated home gym with treadmill, bike, flat-screen TV, and rubber flooring adds convenience.

Practical features include a heated garage and a large, heated crawlspace for storage. Mechanical updates include an oil tank (2017) and a 75-gallon hot water tank (2021). The backyard backs directly onto greenspace, offering privacy and a peaceful setting for summer evenings. The home has been meticulously maintained and is non-smoking and allergen-pet-free.

The Niven Lake neighbourhood is known for quiet streets, strong community, and direct access to nature. Residents enjoy year-round recreation, including walking and biking in summer, and cross-country skiing and snowshoeing in winter. Wildlife sightings are common, and the area feels like a retreat while still being minutes from downtown, schools, restaurants, and the city's core. The neighbourhood offers a rare balance of convenience and tranquility that appeals to professionals, families, and long-term northern homeowners.

**Inclusions:** Dishwasher (2025), Microwave (2026), Washer and dryer (2021), Trash compactor (2006), Stove (2006), Refrigerator (2009), Gym equipment (as is), Front Hall Table (as is), Window coverings (as-is), and Garage door opener.

Call your buyers agent or me to set up a viewing today - this property will not last long!  
Jessica - 867-446-9700!

