



B - 133 MOYLE DRIVE

Niven, Yellowknife

\$614,900

MLS®:	6784
Bedrooms:	3
Full Baths:	2
Heating:	Forced Air Furnace
Taxes:	\$4,231.25 for 2025
Lot Size:	2,798 SqFt
Year Built:	2012
Construction:	Stick Built

Type:	House
Bathrooms:	3
Half Baths:	1
Fuel Type:	Propane (\$2745)
Square Feet:	1,325 SqFt
Parking:	Double
Style:	Semi-Detached



Dwayne Simmons

Salesperson

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CENTURY 21.
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to 133B Moyle Drive, a stunning semi-detached home nestled in the highly sought-after Niven Lake neighbourhood. Offering 3 bedrooms, 2.5 bathrooms, and an inviting open-concept design, this beautifully maintained home combines modern style, energy efficiency, and everyday comfort.

A bright, airy living space filled with natural light from the large south-facing windows. The abundance of sunshine enhances the home's warm and welcoming atmosphere while highlighting the tasteful upgrades completed in recent years. Fresh finishes and contemporary touches throughout create a clean, modern aesthetic that is truly move-in ready.

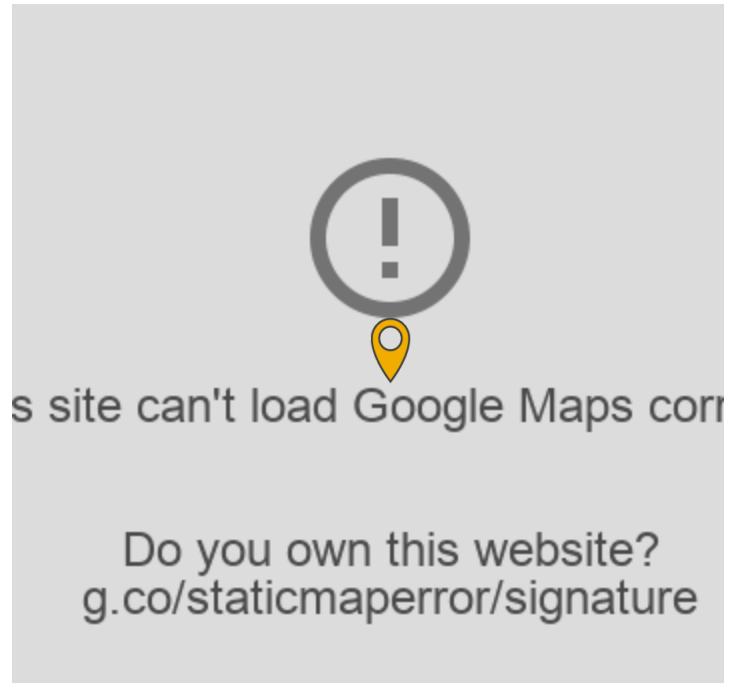
The thoughtfully designed main floor is perfect for both daily living and entertaining, with seamless flow between the kitchen, dining, and living areas. The main level you'll find spacious bedrooms, including a comfortable primary retreat complete with its own ensuite bathroom.

Built in 2012 with efficiency and sustainability in mind, this home features Low-E argon-filled windows, a high-efficiency furnace, heat recovery ventilation (HRV) system, on-demand hot water, R50 attic insulation, low-flow toilets, and pre-wiring for future solar installation. Superior construction includes a solid concrete foundation, excellent insulation, and a unique 2-inch dead air space between units, providing enhanced sound separation and privacy.

Located just minutes from downtown, walking trails, schools, and all amenities, this exceptional Niven Lake property offers the perfect balance of convenience, quality, and modern living. Whether you're a first-time buyer, growing family, or professional looking for a low-maintenance lifestyle, 133B Moyle Drive is a home you'll be proud to call your own.

Call Dwayne Simmons to book a showing (867)445-8380

Included Items: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings



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