



116 HAENER DRIVE

Niven, Yellowknife

\$585,000

MLS®:	6873
Bedrooms:	3 + Den
Heating:	657.3 Litres Oil + 5.5 Pallets of Pellets (2025)
Taxes:	\$4,463.57 (2026)
Balcony/Patio:	Double Decks
Lot Size:	6,980 sqft
Rear Exposure:	Greenspace
Year Built:	2005
Construction:	Manufactured

Type:	House
Bathrooms:	2
Fuel Type:	Oil
Fireplaces:	Pellet Stove
Square Feet:	1,590 sqft
Parking:	Triple Paved
Storeys:	1
Style:	Single Family Detached
Foundation:	Wood Blocking



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ABOUT THIS PROPERTY

Welcome to this well-maintained 3 bedroom, 2 bathroom home with a versatile den, ideally located in the desirable Niven Lake subdivision. Offering excellent curb appeal and a functional layout, this home is within easy walking distance to schools, shopping, parks, public transit, and many of the amenities that make Niven Lake such a convenient place to call home.

The exterior offers plenty of space to enjoy, with a triple paved driveway providing ample parking, large deck areas at both the front and rear of the home, and a landscaped side yard complete with a firepit area and greenhouse. The rear yard backs onto greenspace, creating a peaceful and private outdoor setting with plenty of room for entertaining, relaxing, or enjoying summer evenings.

Inside, the main living area features a comfortable living room with a pellet stove, creating a warm and inviting focal point. The kitchen flows into the dining area, where patio doors provide easy access to the rear patio and outdoor space. This home offers a versatile den/office off the front entry, and at the rear of the home two spacious secondary bedroom bedrooms, full bathroom, and convenient laundry/furnace room, with the laundry/furnace room also offering a second exit for added functionality.

The large primary bedroom is a comfortable retreat, featuring a walk-in closet and its own full ensuite bathroom. With generous living spaces, multiple outdoor areas, excellent parking, and greenspace behind, this is a home that offers both comfort and everyday convenience in one of Yellowknife's popular neighbourhoods.

Price Includes: Fridge, Stove, Dishwasher, Washer, Dryer.

