



300 - 184 NIVEN DRIVE

Niven, Yellowknife

\$419,900

MLS®:	6894
Bedrooms:	2
Full Baths:	1
Condo Fees:	892.10
Parking:	1 energized parking spot
Style:	Condo

Type:	Condo
Bathrooms:	1
Heating:	included in condo fees
Square Feet:	943 SqFt
Year Built:	2015



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CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Looking for comfortable, low-maintenance living in one of Yellowknife's most desirable neighbourhoods?

Welcome to #300 – 184 Niven Drive, a bright and comfortable 2-bedroom, 1-bathroom condo offering approximately 950 sq. ft. of living space in the popular Niven Lake neighbourhood. Located on the **third floor**, this unit also enjoys a **view of Great Slave Lake**, adding something special to an already great location.



The home features a functional, easy-living layout with plenty of space to relax and entertain. Granite Countertops in the Kitchen with stainless steel appliances, tile flooring makes for easy clean ups. The living room has been enhanced with a beautiful **entertainment centre** that adds warmth to the space, while **smart lighting** in the living room and kitchen lets you conveniently control the lighting right from the WiZ app setting up the ambiance in the space for any occasion. While the livings and hallways have **laminated flooring**, the bedrooms are kept warm with **carpeting**. The bathroom features a new vanity, lighting and floating shelves that enhances functionality.

One energized parking stall is included—a welcome feature when winter arrives.

Living in Niven Lake means having some of Yellowknife's best walking trails and outdoor spaces practically at your doorstep, while still being conveniently close to downtown, shopping, restaurants and everyday amenities. It's an ideal location for anyone who wants the convenience of city living with easy access to the outdoors.

For added peace of mind, the Condo Corporation is also on track with reserve fund contributions and has sufficient operating cash on hand.

Condo fees are \$892.10 per month and **include heat, water** and power for the common property, insurance, property management fees, maintenance of the common property, snow removal and garbage removal and reserve fund.

Whether you're purchasing your first home, downsizing, or simply looking for a comfortable and convenient place to call home in Yellowknife, this condo deserves a closer look.

Best of all, it's available for immediate possession.

Price Includes: Fridge, Stove, Dishwasher, Microwave, Window coverings, Washer and Dryer.

*some furniture negotiable

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