



103 - 119 MOYLE DRIVE

Niven, Yellowknife

\$439,900

|                    |                       |
|--------------------|-----------------------|
| <b>MLS®:</b>       | 6903                  |
| <b>Bedrooms:</b>   | 2 Bedroom             |
| <b>Full Baths:</b> | 2                     |
| <b>Fuel Type:</b>  | Propane               |
| <b>Condo Fees:</b> | \$529.67/Month        |
| <b>Lot Size:</b>   | N/A                   |
| <b>Storage:</b>    | Crawlspace (Heated)   |
| <b>Style:</b>      | Apartment style condo |

|                      |                       |
|----------------------|-----------------------|
| <b>Type:</b>         | Condo                 |
| <b>Bathrooms:</b>    | 2 Bathroom            |
| <b>Heating:</b>      | Included in condo fee |
| <b>Taxes:</b>        | \$3,204.40 for 2026   |
| <b>Square Feet:</b>  | 1,080 Sqft            |
| <b>Parking:</b>      | 1 Energized stall     |
| <b>Year Built:</b>   | 2013                  |
| <b>Construction:</b> | Stick built           |



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## ABOUT THIS PROPERTY

It's not very often that these Moyle Drive Villas come up for sale. In fact, there hasn't been any on the market this year to date!

Since being constructed in 2013 these these Villas have been popular given their layout, two bedroom two bath design, combined with their affordable condo fees that include all utilities, except a power bill. Being a lower level unit, they also have the all of the space under the unit for additional storage.



The open concept main living area has been maintained well over the years, the espresso colored maple veneer cabinetry in the kitchen is also in good condition.

The primary bedroom has a walk-through closet that goes into a full ensuite bathroom. These units make for good investment properties which the current owner has used this one as for the last 8 years.

Included Items: fridge, stove, dishwasher, microwave hood, washer, dryer, window blinds

Condo fees Includes: heat, water, building Insurance, reserve fund, property management, garbage removal