



1
Bedrooms



1
Bathrooms



536
Square Feet



N/A
Lot Size



MLS # 6199
Listing ID



202 190 Niven Drive

The Euro-style kitchen with flat-panel maple veneer cabinetry, solid granite countertops, a glass tile backsplash, LED under-cabinet lighting, and stainless-steel appliances. The contemporary design continues into the bathroom, which includes a granite-top vanity, a clear glass vessel sink, and a fiberglass tub with ceramic tile surround. The unit comes complete with a stackable washer & dryer, separate bedroom with a shiplap feature wall, built in nightstands, custom queen bed frame with under mattress storage and a sliding doors to maximize room.

Energy efficiency is top-tier with an EnerGuide rating of 80, thanks to exterior walls (R-30 insulation), R-50 roof insulation, triple-glazed low-E argon-filled windows, and a hybrid heating system featuring a central heating plant, individual high-efficiency fan coil furnace, and an HRV with pre-heat coil.

Condo fees include: common area heating power and cleaning, building insurance, snow and garbage removal, outside bldg. maintenance, management fees and contribution to the reserve fund.

Price includes: Fridge, stove, dishwasher, microwave, washer & dryer, built in nightstands & custom queen bed frame with storage, TV wall mount, drapes, energized parking.



Year Built: 2012

Style: Condominium

Property Tax: \$1,258

Heating: Propane

Tax Year: 2024

Parking: Paved Drive

Condo Fees: \$429.23

Foundation: Concrete



Kim Knutson BROKER OF RECORD/OWNER/REALTOR®

(867) 444-3993 Cell (867) 873-2700 Office

kim.knutson@remaxyk.ca

www.REMAXYK.ca

RE/MAX North of 60 Realty

341 A Old Airport Road

Yellowknife, NT X1A 3T4

