



172B Niven Drive

3-bedroom, 2.5-bathroom home in the highly desirable Niven Lake neighbourhood, offering contemporary design, exceptional energy efficiency, and beautifully appointed living spaces.

This property offers high-end finishes, impressive construction, and no condo fees. The main level showcases a bright, open-concept layout with 10-foot ceilings, polished concrete floors, expansive windows, and recessed LED lighting throughout.



At the heart of the home is a chef-inspired kitchen featuring quartz countertops, a massive 10-foot island with seating and pendant lighting, generous cabinetry and pantry space, and black stainless-steel appliances.



Upstairs, you'll find all three bedrooms, with the added convenience of laundry on the same level. The spacious primary suite offers a large walk-in closet and a luxurious ensuite featuring a double vanity. The main bathroom is equally well appointed with a deep soaking tub/shower and towel storage.



Year Built: 2017

Fireplace: Gas

Property Tax: \$5,886 (2026)

Heating: Propane

Construction: Semi Detached

Parking: Paved Drive

Foundation: Steel Pile

Title: Freehold



\$679,900

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