



For Sale > Real Estate > Condos
Ad Number: 173284

Location: Yellowknife, NT
Posted: Dec 29th 2018 at 3pm

201-188 Niven Drive

Address: 201-188 Niven Drive, Yellowknife, NT, X1A 3Z3
Size: 541 sqft, 1 Bedrooms, 1 Baths
Built: 2016
Type: Other
Style: Condo
Basement: None

Property Taxes: \$ 1,188.00

Features:
Deck or Patio
Landscaped
Mature Trees

Included:
Clothes Dryer
Clothes Washer
Light Fixtures
Dishwasher
Microwave
Range
Refrigerator
Window Coverings

Must see! Welcome to fabulous views of Great Slave Lake and good living! This immaculate, bright and sunny property proves you can have it all. Located on a quiet street in Niven, Suite 201 is CAVO's only 1 bedroom condo available. Built in 2016, Suite #201 is an energy efficient and secure condominium where you will immediately feel right at home. The home is rated Energyguide 80. The Hybrid heating system consists of a central heating plant with individual high efficient fancoil furnace coupled with an HRV with pre-heat coil keeping costs low and air quality high. Hot water is by "super hot" stainless steel indirect fired water heater designed for energy efficiency and quick recovery. The Suite is located on the second floor and features a lovely 6 x 12 south east facing terrace for all day enjoyment. The custom kitchen features Espresso, soft close cabinetry with pure white glass backsplash, beautiful granite countertops and all stainless-steel appliances. The rich and easy to clean plank macchiato floors with pastel white walls throughout make for a calm space in this open concept condo. The bathroom features beautiful Eclipse Aurora vinyl tile flooring, ceramic tiled shower enclosure with rain shower faucet and soaker tub, as well as a top mounted glass bowl vessel sink. The bedroom faces south east and hosts spectacular views of Great Slave Lake. Two contemporary frosted glass barn style doors compliment the beautiful space. The living room and office look out onto the big lake with a cozy nook (also known as the solarium) to curl up in and read a book, or simply relax and daydream. All windows are extra large and triple pane for great viewing and energy efficiency. The laundry room is enclosed and equipped with a stacked full size high efficiency washer and dryer. Immediately outside of your building you will find low maintenance landscaping of cedar chips, flowering shrubs, trees and a crush filled walking trail. You will have assigned paved, energized parking (controlled from your Suite), access to a large recycling bin, a separate large garbage bin (you need never worry about garbage day again) and an oversized bicycle rack. The Suite is equipped with built in smoke and carbon monoxide detectors including alarm and aural warnings, as well as an individual sprinkler system. Condo fees are \$249.00 a month and cover water, common area, cleaning service, garbage removal, snow removal of the sidewalks, entrances and parking lot, management fees and reserve fund. For animal lovers, the condominiums are pet friendly. Non-smoking and original owner.

Price: \$ 299,900.00

Phone: 867-445-3071

more info is available for this ad at www.yktrader.com

