



For Rent > Real Estate > Apartments  
Ad Number: 233004

Location: Yellowknife, NT  
Posted: Jul 11th 2025 at 5:08pm

## One-Bedroom Independent Basement in Niven Area

**Size:** 950 sqft, 1 Bedrooms, 1 Baths

### Features:

One-bedroom independent apartment with separate entrance in prestigious Niven location walking distance from downtown and school.  
Available August 1, 2025

### Included:

Includes Fridge, stove, dishwasher, microwave. Washer and Dryer. Includes heat, water, electricity, plug-in parking for one car.

This is fully independent, pet-free, smoking-free one-bedroom basement apartment conveniently located near downtown in the prestigious Niven Lake area in a quiet neighbourhood is available from August 1, 2025. The location is 5-7 minutes walk to downtown, grocery store, pharmacy, and a number of restaurants and a walking trail nearby.

The apartment comes with one bedroom, living room, dining space, large kitchen and separate ensuite laundry-cum storage space. Kitchen appliances include fridge, stove, microwave, and dishwasher. The unit also comes with one car plug-in parking space in the driveway. Utilities (water, heating and electricity) are included.

Tenants pays for internet and cable.

Absolutely no smoking or pets. No loud parties. Landlord lives on the first floor premises.

One-year lease is required with first month rent of \$2,600 due on signing, and a security deposit of \$2,500 due on move in.

Please send all inquiries by email to [manik.duggar@gmail.com](mailto:manik.duggar@gmail.com). No text messages, please!

**Price: \$ 2,600.00**

more info is available for this ad at [www.yktrader.com](http://www.yktrader.com)



