



For Sale > Real Estate > Houses
 Ad Number: 234779

Location: Yellowknife, NT
 Posted: Mar 29th 2026 at 1:41pm

238 Niven Drive

Address: 238 Niven Drive, Yellowknife, NT, X1A 3Z1
Size: 2825 sqft, 5 Bedrooms, 3 Baths
Built: 2003
Type: Stick Built
Style: 2 Storey
Basement: None
Foundation: Steel Piles to Bedrock
Garage: Double Attached
Parking: Double **Land Size:** 5,834 sqft

Heat Type	Source
Pellet Stove	Pellets
Hot Water (infloor)	Heating Oil
Forced Air	Heating Oil

Annual Heating Cost: \$ 9,686.00
Litres Past 12 Months: 6254
Property Taxes: \$ 8,329.85

Features:
 Large master suite
 2 propane fireplaces - double sided in master suite
 Pellet Stove
 Fenced back yard completely re-landscaped, perfect for children and pets
 Decks on each level of home, perfect for morning coffee and BBQ's

Included:
 Fridge, Stove, Dishwasher, Built-In Microwave, Pellet Stove, Washer, Dryer, Window Coverings, Garage Door Opener (2)

This rare offering in the prestigious Niven subdivision presents an immaculate executive residence featuring five bedrooms and three full bathrooms. The home provides exceptional space, refined style, and a highly functional family-oriented layout, all situated on a meticulously landscaped lot.

Upon entry, a spacious tiled foyer welcomes occupants and guests, seamlessly transitioning to rich ¾-inch solid hardwood flooring. The main level includes a generous family room centered around a pellet stove, two well-proportioned bedrooms, and a full bathroom. This configuration is ideally suited for guests, teens, or versatile living arrangements.

Ascending to the upper level, the hardwood flooring continues, enhancing a bright and open-concept living space. The kitchen is designed for both practicality and entertaining, featuring a central island and fluid connection to the living room, where a propane fireplace provides warmth and ambiance. Three additional bedrooms are located on this floor, including a luxurious primary suite complete with a two-sided fireplace, jetted soaker tub, slate corner shower, and in-floor heating for optimal comfort.

The residence includes thoughtful upgrades such as newer cabinetry, and elegant crown moldings throughout. Outdoor amenities comprise a reinforced deck pre-wired for a hot tub, a paved double driveway, and an exceptional yard that distinguishes the property.

This home exemplifies excellence in space, quality, and lifestyle, making it an outstanding opportunity in the Niven subdivision. Viewing is highly recommended.

*Home Inspection available to potential buyers.

**Financing Pre-approval needed

Call or Text (867) 444-2100 to arrange viewing



Note: More pictures available upon request.

Price: \$ 879,900.00

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

