



For Sale > Real Estate > Condos
Ad Number: 230550

Location: Yellowknife, NT
Posted: Apr 25th 2025 at 2:06pm

FOR SALE Niven Heights

Address: Niven Heights, Yellowknife, NT, X1A 0B6
Size: 1080 sqft, 2 Bedrooms, 2 Baths
Built: 2012
Type: Stick Built
Style: Other
Foundation: Other

Heat Type	Source
Hot Water (infloor) In-floor heating.	Propane

NIVEN HEIGHTS VILLA

Peaceful and quiet Niven Heights located steps away from walking, hiking and skiing trails. Take a stroll down the path to the Great Slave Lake to canoe and fish. The unit is walking distance to downtown and the Niven lake trail. There is also a bus stop at your doorstep. This is a very well maintained villa for either generating revenue, snowbirds who want to downsize or potential buyers with a small family or have a roommate.

This 2012 stick built, 1080sq.ft. open concept floor plan apartment style two storey villa on the top floor is bright and pet friendly with 2 bedrooms, 2 full bathrooms. Master bedroom includes a large walk-in closet and a large ensuite full bathroom. Second bedroom is ideal for children, tenants and roommates with a convenient adjacent full bathroom. The laundry room is spacious and can be used for additional storage.

Possession date negotiable.

Villa features:

1 long energised parking stall to accommodate a vehicle and a skidoo

Washer, dryer, dishwasher, fridge, stove and microwave hoodfan

Large 90 sq.ft. deck for great barbeques, morning coffees, etc.

Designed to Energuide 80, with R28 and R52 ceilings for energy efficiency

Triple glazed, Low E, argon filled energy efficient windows.

In-floor heating and heat recovery ventilation system for comfort.

Unit flooring is Hartford New Stone Olive Tiles, wood laminate and carpet.

Kitchen backsplash is ceramic tile.

Condo fees are \$538 which includes heat, water, garbage, landscaping and snow removal. The Condo Corporation has a very healthy Reserve Fund.

Serious enquiries only please.



Price: Contact Seller

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

