

## \$249,000 - 204 237 Youville, Edmonton

MLS® #E4433196

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,147 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Sunny and Spacious in Sienna Point! A welcoming 2 Bedroom Unit Features an Open Layout design with Spacious Living area, a Feature fireplace and outdoor living access. A Large Eat-in Kitchen with expansive countertops, tile backsplash, newer appliances & a pantry. The King Size Primary bedroom is a true highlight, offering wall-to-wall windows and direct patio access, spacious 3pc ensuite and generous walk-in closet. The secondary bedroom is also spacious & perfect for guests, office or Den. In-suite laundry, and a separate laundry/storage room, A/C and underground parking with additional storage cage are welcome extras. The well-managed adult (+18) building offers exceptional amenities, including a fitness center, sauna, steam room, theatre room, billiards, shuffleboard, party room, library, and guest suite. Located in a prime area close to shopping, LRT, this condo offers the perfect balance of luxury, convenience, and community. This is more than just a condo – it's a lifestyle!

Built in 2000

### Essential Information

MLS® # E4433196

Price \$249,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	204 237 Youville
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7G2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Parking-Visitor, Party Room, Security Door, Social Rooms, Storage-In-Suite, See Remarks, Storage Cage
Parking	Heated, Parkade, Single Indoor, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Low Maintenance Landscape, Private Setting, Public Transportation, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	2
Zoning	Zone 29
Condo Fee	\$617

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