

## \$285,000 - 9 501 Youville, Edmonton

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MLS® #E4437990

**\$285,000**

2 Bedroom, 2.50 Bathroom, 1,145 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to your peaceful and stylish beautifully maintained townhouse at blends Zen aesthetic with functional design. Ideally situated just steps away from public and major transportation routes, Grey Nuns hospital, and serene open green space this home offers the perfect balance between tranquility and accessibility. Inside, over 1100 sq ft you'll love the bright open concept layout of this 2 bedroom, designed to maximize natural light and create a calm, airy ambiance throughout. The extended kitchen features smart, practical storage solutions and fresh paint, making it both stylish and highly functional- perfect for everyday living and effortless indoor and outdoor entertaining. The spacious primary suite offers a unique open concept dressing area and a spa like ensuite, creating your own personal retreat. The second bedroom and additional full bath provide flexibility for guest, a home office or starting needs. With amazingly low condo fees if you're starting out, downsizing, don't wait.



Built in 1993

### Essential Information

MLS® # E4437990

Price \$285,000

Bedrooms 2

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,145
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9 501 Youville
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6T8

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, Park/Reserve, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	Zone 29
Condo Fee	\$187

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