# \$299,000 - West 1033 Youville Drive, Edmonton

MLS® #E4452980

## \$299.000

3 Bedroom, 1.50 Bathroom, 1,262 sqft Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

This sought after townhouse in Tawa could be the perfect family home. It originally had 4 bedrooms but was altered to have 2 large bedrooms and one smaller. A jack & jill style 4 pce. Washroom has entrance to the master as well as to the rest of the upstairs. The main floor boasts a comfy family room as well as a living area off the kitchen with sliding glass doors to a 10'x11' deck. The kitchen has attractive stainless appliances and solid cabinetry. A 2pce. bath finishes off the main floor. Downstairs is another entertainment as well as a games room, and laundry area. New furnace & hot water tank installed in 2024. The outside grounds are very attractive and well maintained. Brand new windows installed in September 2025. And talk about amenities-just steps to the LRT, Grey Nuns Hospital, endless shopping & restaurants, schools and job opportunities. You can feel the love in this community.

Built in 1993

### **Essential Information**

MLS® # E4452980 Price \$299,000

Bedrooms 3

Bathrooms 1.50

Full Baths 1







Half Baths 1

1,262 Square Footage Acres 0.00 Year Built

1993

Type Condo / Townhouse

Sub-Type Townhouse Style 2 Storey Active Status

## **Community Information**

West 1033 Youville Drive Address

Edmonton Area

Subdivision Tawa

City Edmonton County **ALBERTA** 

Province AB

Postal Code T6L 6V9

## **Amenities**

**Amenities** Off Street Parking, Deck, Front Porch, No Animal Home, No Smoking

Home

**Parking Spaces** 3

Single Garage Attached, Stall **Parking** 

### Interior

Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, **Appliances** 

Vacuum Systems, Washer, Window Coverings

Forced Air-1, Natural Gas Heating

Yes Fireplace

**Glass Door Fireplaces** 

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Golf Nearby, Landscaped, No Back Lane, No Through Road, Private

Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof **Asphalt Shingles**  Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed August 14th, 2025

Days on Market 81

Zoning Zone 29

Condo Fee \$337

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