

## \$299,999 - 8 501 Youville Drive, Edmonton

MLS® #E4427197

**\$299,999**

2 Bedroom, 2.50 Bathroom, 1,146 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Terrific opportunity to own your own home or own the perfect investment property! With almost 1150 sq ft plus a developed basement there is space for the whole family. A gas fireplace surrounded by windows showcases the good sized living room. Patio doors lead off the dining area to the south facing deck and good sized yard with a shed. Kitchen has been updated with tile backsplash, appliances making a great working area for the chef of the house. Upstairs the TWO primary bedrooms both have with full ensuites. The largest bedroom has a walk in closet with built in organizers and an ensuite with corner jetted tub and shower. The second bedroom has its own 4 piece bath. The lower level holds the laundry room with upgraded washer/dryer, newer furnace and a fun ready family room. A huge bonus in this quiet complex are the low condo fees of \$187/month. Minutes to Grey Nuns Hospital and close to shopping and transportation make this the perfect location to own your new home.

Built in 1993

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427197  |
| Price    | \$299,999 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,146             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 8 501 Youville Drive |
| Area        | Edmonton             |
| Subdivision | Tawa                 |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 6T8              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Deck, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |             |
|------------|-------------|
| Elementary | John Paul I |
| Middle     | St Hilda    |
| High       | J H Picard  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 29          |
| Condo Fee      | \$187            |

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Listing information last updated on April 11th, 2025 at 4:02am MDT