# **\$335,000 - 1013 Youville Drive, Edmonton**

MLS® #E4427877

### \$335,000

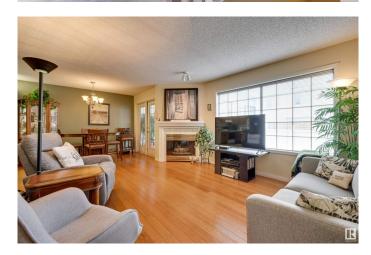
2 Bedroom, 2.00 Bathroom, 1,008 sqft Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Lovely bungalow offering an abundance of natural light, enhanced by two skylights (replaced 5 years ago) & large windows in the living room. Central air conditioning keeps the home cool & comfortable year-round! The main floor features an open-concept layout. Spacious living rm with gas fireplace & dining area with access to the sunroomâ€"enjoy the outdoors in comfort. Well-appointed kitchen with plenty of cabinets, pantry, & a desk for day to day organization. Down the hall, you'II find a guest bedroom, a 4-piece main bathroom, & a primary suite with a 3-piece ensuite & walk-in closet. The main-floor is complete with laundry & access to the double attached garage. The unfinished basement offers plenty of storage space & roughed-in plumbing for future development. Updates include a newer furnace (Sept 2023), shingles (approx. 5 years), sump pump and roll shutters. Ideally located with easy access to shopping, restaurants, public transit/LRT, Grey Nuns Hospital, & close to Whitemud & Anthony Henday.







Built in 1993

## **Essential Information**

MLS® # E4427877
Price \$335,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,008

Acres 0.00

Year Built 1993

Type Condo / Townhouse

Sub-Type Half Duplex

Style Bungalow

Status Active

## **Community Information**

Address 1013 Youville Drive

Area Edmonton

Subdivision Tawa

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 6T2

#### **Amenities**

Amenities Gazebo, Intercom, Skylight, Sunroom, Vinyl Windows

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 1

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Gated Community, Golf Nearby, Landscaped, Public

Transportation, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 27th, 2025

Days on Market 25

Zoning Zone 29

Condo Fee \$320

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Listing information last updated on April 21st, 2025 at 2:17pm MDT