

\$324,900 - 1013 Youville Drive, Edmonton

MLS® #E4427877

\$324,900

2 Bedroom, 2.00 Bathroom, 1,008 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Lovely 55+ 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 sunroom – enjoy the outdoors in comfort. Well-appointed kitchen with plenty of cabinets, pantry, & a desk for day to day tasks. Down the hall, you’ll find a guest bedroom, a 4-piece main bathroom, & a primary suite with a 3-pce ensuite & walk-in closet. The main-floor is complete with laundry & access to the double attached garage with space for work bench. The unfinished basement offers plenty of storage space & roughed-in plumbing for future development. Updates: newer furnace (Sept 2023), shingles (approx. 5 years), sump pump & 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 \$324,900



| | |
|----------------|-------------------|
| 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 | 40 |
| Zoning | Zone 29 |
| Condo Fee | \$320 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 12:47pm MDT