

\$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 | 14 |
| Zoning | Zone 29 |
| Condo Fee | \$187 |

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Listing information last updated on April 7th, 2025 at 1:17pm MDT