

## \$364,900 - 925 Youville Drive, Edmonton

MLS® #E4430551

**\$364,900**

3 Bedroom, 3.00 Bathroom, 1,315 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Adult living at its best! Give up snow shovelling and lawn mowing and leave your turnkey residence located in a secure gated community for warmer winter climates. This 1314 square foot 1½ duplex has a great floor plan starting with a large front foyer with access to the double insulated garage, the formal living and dining rooms drenched in sunlight, the kitchen with adjacent spacious breakfast nook, the 3-season sunroom and 2 large bedrooms and bathrooms, one that contains the laundry. The breakfast nook has additional built-in cabinets giving extra counter space and storage. The fully developed basement has enormous rooms including a bedroom, family room, games room, 3-piece bath and tons of storage. Note: there is no Poly-B remaining in this unit. All lines have been recently replaced. Ideally located close to the Grey Nuns Hospital, the LRT and an abundance of shopping and amenities this lovely property is a must to view!

Built in 1993

### Essential Information

MLS® #	E4430551
Price	\$364,900
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,315
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	925 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6T2

### Amenities

Amenities	Air Conditioner, Sunroom
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Gated Community, Golf Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 9th, 2025  
Days on Market                22  
Zoning                              Zone 29  
Condo Fee                        \$377

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