

## \$299,000 - West 1033 Youville Drive, Edmonton

MLS® #E4452980

**\$299,000**

3 Bedroom, 1.50 Bathroom, 1,262 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

This sought after townhouse in Tawa could be the perfect comfortable retirement destination. It originally had 4 bedrooms but was altered to have 2 large bedrooms and one smaller. A jack & jill style 4 pce. Washroom has entrance to the master as well as to the rest of the upstairs. The main floor boasts a comfy family room as well as a living area off the kitchen with sliding glass doors to a 10'x11' deck. The kitchen has attractive stainless appliances and solid cabinetry. A 2pce. bath finishes off the main floor. Downstairs is another entertainment as well as a games room, and laundry area. The outside grounds are very attractive and well maintained. You can feel the love!

Built in 1993

### Essential Information

MLS® #	E4452980
Price	\$299,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,262
Acres	0.00
Year Built	1993



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	West 1033 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6V9

### Amenities

Amenities	Off Street Parking, Deck, Front Porch, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Single Garage Attached, Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, No Back Lane, No Through Road, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 14th, 2025
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Days on Market	2
Zoning	Zone 29
Condo Fee	\$337

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