

## \$245,000 - 322 237 Youville Drive, Edmonton

MLS® #E4465996

**\$245,000**

2 Bedroom, 2.00 Bathroom, 1,166 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

2 bed, 2 bath, open layout with lots of natural light . A huge living room with corner gas fireplace and good sized balcony facing the courtyard that comes with a natural gas barbecue (included). A large master bedroom with 4 piece ensuite and walk-in closet. Good sized second bedroom with in-suite laundry and extra storage. This unit comes with the best underground parking spot in the complex only steps away from the elevators. The amenities building includes a gym, sauna and steam room, pool table and shuffleboard. Convenient to shopping and transportation make this the easy choice for your next move!

Built in 2002

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465996               |
| Price          | \$245,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,166                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 322 237 Youville Drive |
| Area        | Edmonton               |
| Subdivision | Tawa                   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 7E7                |

## Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Barbecue-Built-In, Closet Organizers, Club House, Deck, Exercise Room |
| Parking   | Underground                                                           |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| # of Stories      | 5                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Brick, Stucco                         |
| Exterior Features | Golf Nearby, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Brick, Stucco                         |
| Foundation        | Concrete Perimeter                          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 29             |
| Condo Fee      | \$553               |

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Listing information last updated on November 21st, 2025 at 3:47am MST