

## \$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	38
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 4th, 2025 at 2:47pm MDT