

## \$315,000 - 1 501 Youville Drive, Edmonton

MLS® #E4442292

**\$315,000**

2 Bedroom, 2.50 Bathroom, 1,259 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Step into refined living with this impeccably updated home, boasting an attached single garage and an array of elegant enhancements. The sun-drenched main floor welcomes you with expansive windows, a gracious living and dining space, and a stunningly updated kitchen, showcasing updated cabinetry, quartz countertops, stunning backsplash and stainless appliances. The site-finished refinished hardwood flooring throughout the main level was done in 2024 with a modern satin finish. Ascend to the upper level, where two luxurious bedrooms await, each featuring a 4 and 5-piece en-suite and spacious walk-in closets for effortless organization. The unfinished basement awaits your vision. Outdoors, retreat to your private, landscaped yard, complete with perennials and a raised deck—host sophisticated gatherings or indulge in tranquil moments. Low condo fees and an enviable location, just 5-minutes from Grey Nuns Hospital, prime shopping destinations, public transit, schools, serene parks, and major roadways.

Built in 1993

### Essential Information

MLS® # E4442292

Price \$315,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1 501 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6T8

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Level Land, No Back Lane, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Weinlos
Middle	Kate Chegwin
High	WP Wagner

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 29
Condo Fee	\$187

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