

## **\$335,000 - 1013 Youville Drive, Edmonton**

MLS® #E4427877

**\$335,000**

2 Bedroom, 2.00 Bathroom, 1,008 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Lovely 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 organization. Down the hall, you™ll find a guest bedroom, a 4-piece main bathroom, & a primary suite with a 3-piece ensuite & walk-in closet. The main-floor is complete with laundry & access to the double attached garage. The unfinished basement offers plenty of storage space & roughed-in plumbing for future development. Updates include a newer furnace (Sept 2023), shingles (approx. 5 years), sump pump and 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  | \$335,000 |



|                |                   |
|----------------|-------------------|
| 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 | 25               |
| Zoning         | Zone 29          |
| Condo Fee      | \$320            |

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Listing information last updated on April 21st, 2025 at 7:17am MDT