

## \$299,999 - 8 501 Youville Drive, Edmonton

MLS® #E4427197

**\$299,999**

2 Bedroom, 2.50 Bathroom, 1,146 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Terrific opportunity to own your own home or own the perfect investment property! With almost 1150 sq ft plus a developed basement there is space for the whole family. A gas fireplace surrounded by windows showcases the good sized living room. Patio doors lead off the dining area to the south facing deck and good sized yard with a shed. Kitchen has been updated with tile backsplash, appliances making a great working area for the chef of the house. Upstairs the TWO primary bedrooms both have with full ensuites. The largest bedroom has a walk in closet with built in organizers and an ensuite with corner jetted tub and shower. The second bedroom has its own 4 piece bath. The lower level holds the laundry room with upgraded washer/dryer, newer furnace and a fun ready family room. A huge bonus in this quiet complex are the low condo fees of \$187/month. Minutes to Grey Nuns Hospital and close to shopping and transportation make this the perfect location to own your new home.

Built in 1993

### Essential Information

MLS® #	E4427197
Price	\$299,999
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,146
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	8 501 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6T8

### **Amenities**

Amenities	Closet Organizers, Deck, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
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Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	John Paul I
Middle	St Hilda
High	J H Picard

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	18
Zoning	Zone 29
Condo Fee	\$187

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Listing information last updated on April 10th, 2025 at 11:02pm MDT