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

MLS® #E4442292

#### \$315,000

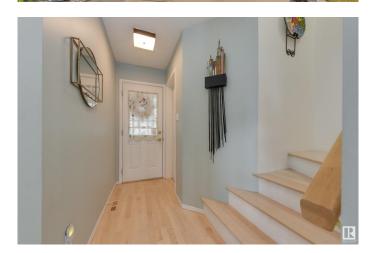
2 Bedroom, 2.50 Bathroom, 1,259 sqft Condo / Townhouse on 0.00 Acres

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 deckâ€"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 4

Zoning Zone 29

Condo Fee \$187

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