

Courtesy Of Kelly L Nikolic Of Rimrock Real Estate

## \$259,900 - 104 237 Youville Drive, Edmonton

MLS® #E4463440

**\$259,900**

2 Bedroom, 2.00 Bathroom, 1,135 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

THIS IS THE ONE YOU HAVE BEEN WAITING FOR! This spacious Adult (18+) living, 1135 sq ft main floor unit has been beautifully renovated throughout, it includes 2 bedrooms, 2 bathrooms, a bright living room with a stone front gas fireplace, a screened-in sunroom with a natural gas BBQ connection, plus a spacious laundry/storage room. The kitchen has been tastefully updated with quartz countertops, new tile backsplash and new kitchen cupboards. The entire unit has new flooring throughout, new lighting and new window coverings. Great location facing the courtyard with easy access to visitor parking, your own exterior entrance for convenience and across from the amenities building. Amenities include a guest suite, social/games rooms, gym, hobby/wood working room and a car wash. Located near the LRT, public transit, Grey Nuns Hospital and all major routes. This unit also comes with a titled underground parking stall with a storage cage. Don't wait!

Built in 2000

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463440  |
| Price     | \$259,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,135                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 104 237 Youville Drive |
| Area        | Edmonton               |
| Subdivision | Tawa                   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 7G2                |

### Amenities

|                |                                                                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Sprinkler System-Fire, Sunroom, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                            |
| Parking        | Underground                                                                                                                                                                                                  |
| Is Waterfront  | Yes                                                                                                                                                                                                          |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Fireplace         | Yes                                                                                        |
| Fireplaces        | Stone Facing                                                                               |
| # of Stories      | 5                                                                                          |
| Stories           | 1                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | None, No Basement                                                                          |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                          |
| Exterior Features | Flat Site, Landscaped, Level Land, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Stucco                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 29            |
| Condo Fee      | \$617              |

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Listing information last updated on October 30th, 2025 at 11:47pm MDT