

\$324,900 - 1013 Youville Drive, Edmonton

MLS® #E4427877

\$324,900

2 Bedroom, 2.00 Bathroom, 1,008 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Lovely 55+ 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 tasks. Down the hall, you’ll find a guest bedroom, a 4-piece main bathroom, & a primary suite with a 3-pce ensuite & walk-in closet. The main-floor is complete with laundry & access to the double attached garage with space for work bench. The unfinished basement offers plenty of storage space & roughed-in plumbing for future development. Updates: newer furnace (Sept 2023), shingles (approx. 5 years), sump pump & 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

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Price \$324,900



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
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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	40
Zoning	Zone 29
Condo Fee	\$320

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Listing information last updated on May 6th, 2025 at 8:17pm MDT