\$170,700 - 409 261 Youville Drive, Edmonton

MLS® #E4442681

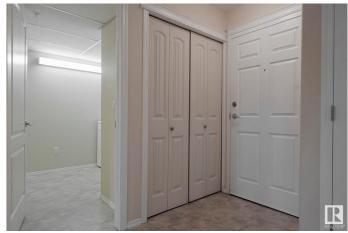
\$170,700

1 Bedroom, 1.00 Bathroom, 770 sqft Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

GREAT OPPORTUNITY! Whether you're looking for a place to call home or make a smart investment as a landlord - this SPACIOUS 1 bedroom / 1 bathroom is a perfect fit. The open concept is so welcoming as you enter - lots of light & room for everything you need. Unlike many 1 bedroom units, this floorplan allows good space for a dining table without cramping the space - & a large living room will accommodate full size furniture too. Neutral decor throughout adds to the roomy feel. Many conveniences & comforts including: large kitchen with lots of cupboards & a full sized pantry - cozy FIREPLACE for winter / chilling A/C for summer - no sharing of laundry with full size in suite washer / dryer & extra room for storage or a desk - warm & dry UNDERGROUND TITLED PARKING STALL with personal STORAGE CAGE too. So many amenities including a car wash, guest suite & amenities building with pool table, party room & more. The location is so ideal - close to shopping, LRT, Grey Nuns Hospital & more - don't miss out!







Built in 2004

Essential Information

MLS® # E4442681 Price \$170,700 Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 770

Acres 0.00

Year Built 2004

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 409 261 Youville Drive

Area Edmonton

Subdivision Tawa

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 7H3

Amenities

Amenities On Street Parking, Air Conditioner, Car Wash, Club House, Exercise

Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking,

Social Rooms, See Remarks, Storage Cage

Parking Spaces 1

Parking Underground

Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Microwave Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

of Stories 5
Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Vinyl

Exterior Features Golf Nearby, Public Transportation, Schools, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 16th, 2025

Days on Market 93

Zoning Zone 29

Condo Fee \$386

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