

## \$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 deck—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<br>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,<br>Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric,<br>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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Listing information last updated on June 17th, 2025 at 3:47am MDT