

Courtesy Of Dragic Janjic and Dena E Sutton Of Real Broker

## \$254,900 - 507 237 Youville Drive, Edmonton

MLS® #E4410573

**\$254,900**

2 Bedroom, 2.00 Bathroom, 1,082 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

This top-floor condo, in a sought-after 18+ building, showcases two spacious bedrooms and two full bathrooms, highlighting meticulous care throughout. The expansive kitchen, complete with a dining area and cozy nook, seamlessly connects to the living room—ideal for hosting guests. The primary bedroom features a sizable walk-in closet and a lovely 3-piece ensuite. The second bedroom is conveniently located near the main 4-piece bathroom. Highlights of this unit include a west-facing enclosed balcony with a natural gas BBQ hookup, a gas fireplace, in-suite laundry, an underground parking spot, and vaulted ceilings. The building offers fantastic amenities such as a clubhouse, exercise room, car wash, games room, and party room. Outside, the beautifully landscaped grounds feature a pond, rock garden, and seating areas. This condo enjoys a prime location close to Grey Nuns Hospital, shopping, schools, a library, and easy access to the Anthony Henday.

Built in 2000

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4410573  |
| Price    | \$254,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,082                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 507 237 Youville Drive |
| Area        | Edmonton               |
| Subdivision | Tawa                   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 7G2                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Car Wash, Club House, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, See Remarks |
| Parking   | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Hot Water, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Glass Door, Mantel   |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Recreation Use, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2024 |
| Days on Market | 150                |
| Zoning         | Zone 29            |
| Condo Fee      | \$617              |

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Listing information last updated on March 14th, 2025 at 9:31pm MDT