

\$249,000 - 414 261 Youville Drive, Edmonton

MLS® #E4437805

\$249,000

2 Bedroom, 2.00 Bathroom, 1,147 sqft
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Top of the line ADULT LIVING (18+) !!
Spacious 2 bedroom , 2 bathroom Apartment
Condo .Corner Unit with TONS of extra natural
lighting .Balcony , central air conditioning, gas
barbecue hook up .Custom blinds ,designer
ceiling fans , newer microwave and
dishwasher. Large living room with Gas
burning fireplace and laminate flooring
.Garden doors out to east facing balcony .Sit
up eating bar ,great corner kitchen space
includes all appliances .Large dining area for
table and chairs and separate eating area .MB
has large 4-piece ensuite with walk-in closet.
Titled Underground parking with storage cage
in front of parking ,carwash ,garbage disposal
and recycle on each floor. Freeways(Anthony
Henday and Whyte mud) , LRT All very
accessible .Complex has many amenities
including recreation center with exercise room
,party room with kitchen ,hospitality suites.
Shopping, Public transportation ,Grey Nuns
hospital only minutes and walking distance
away.. Perfect place to call home .

Built in 2004

Essential Information

MLS® #	E4437805
Price	\$249,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	414 261 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7H3

Amenities

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Guest Suite, Social Rooms, Sprinkler Sys-Underground, Storage-In-Suite, Workshop, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	Zone 29
Condo Fee	\$565

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