

## \$175,900 - 409 261 Youville Drive, Edmonton

MLS® #E4442681

**\$175,900**

1 Bedroom, 1.00 Bathroom, 770 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

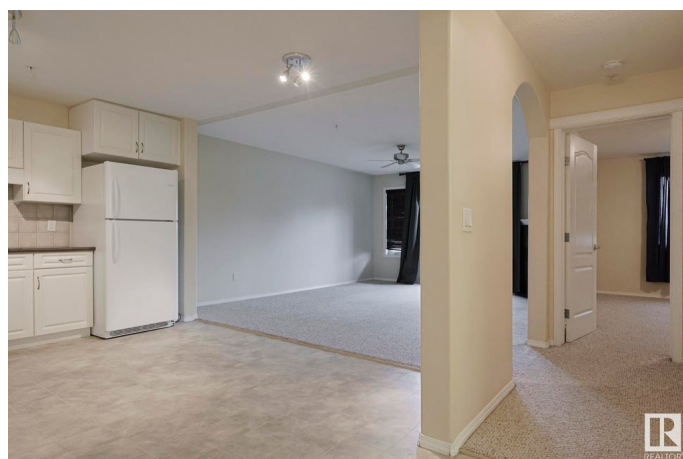
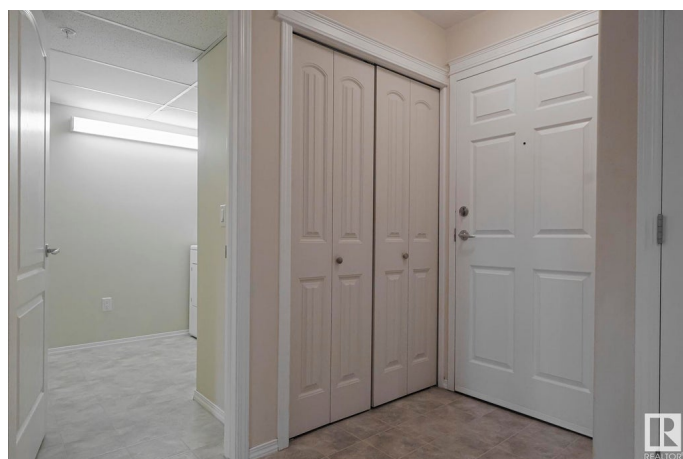
**GREAT OPPORTUNITY!** Whether you're looking for a place to call home or make a smart investment as a landlord - this **SPACIOUS** 1 bedroom / 1 bathroom is a perfect fit. The open concept is so welcoming as you enter - lots of light & room for everything you need. Unlike many 1 bedroom units, this 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 \$175,900



|                |                        |
|----------------|------------------------|
| 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 | 10              |
| Zoning         | Zone 29         |
| Condo Fee      | \$386           |

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Listing information last updated on June 26th, 2025 at 12:47am MDT