

## \$328,888 - 935 Youville Drive, Edmonton

MLS® #E4460287

**\$328,888**

2 Bedroom, 2.00 Bathroom, 1,167 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Immaculate and move-in ready, this beautifully maintained 55+ bungalow condo is located in the gated community of Sunrise Village (Tawa). Enjoy peace of mind & privacy in this secure and serene setting. The bright and functional layout offers two bedrooms, two bathrooms, and main floor laundry. Oak hardwood floors add warmth and elegance, while the modern kitchen features granite countertops, tile backsplash and ample cabinetry. A glassed-in solarium off the kitchen provides the perfect space to enjoy three seasons in comfort. The open, insulated basement includes a 2-piece bath and cold room, offering great storage and future development potential. Additional highlights include newer dishwasher, washer & dryer, central A/C, a single attached front garage, underground sprinklers, and mature landscaping throughout the complex. Close to parks, shopping, and transit, this home offers worry-free living in a quiet, well-managed community.

Built in 1993

### Essential Information

MLS® # E4460287

Price \$328,888

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,167             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 935 Youville Drive |
| Area        | Edmonton           |
| Subdivision | Tawa               |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 6T2            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 1                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 29           |
| Condo Fee      | \$320             |

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