

\$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 | 15 |
| Zoning | Zone 29 |
| Condo Fee | \$386 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 30th, 2025 at 10:02pm MDT