

## \$364,900 - 925 Youville Drive, Edmonton

MLS® #E4430551

### \$364,900

3 Bedroom, 3.00 Bathroom, 1,315 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Adult living at its best! Give up snow shovelling and lawn mowing and leave your turnkey residence located in a secure gated community for warmer winter climates. This 1314 square foot 1½ duplex has a great floor plan starting with a large front foyer with access to the double insulated garage, the formal living and dining rooms drenched in sunlight, the kitchen with adjacent spacious breakfast nook, the 3-season sunroom and 2 large bedrooms and bathrooms, one that contains the laundry. The breakfast nook has additional built-in cabinets giving extra counter space and storage. The fully developed basement has enormous rooms including a bedroom, family room, games room, 3-piece bath and tons of storage. Note: there is no Poly-B remaining in this unit. All lines have been recently replaced. Ideally located close to the Grey Nuns Hospital, the LRT and an abundance of shopping and amenities this lovely property is a must to view!

Built in 1993

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430551  |
| Price     | \$364,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Square Footage | 1,315             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 925 Youville Drive |
| Area        | Edmonton           |
| Subdivision | Tawa               |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 6T2            |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Air Conditioner, Sunroom |
| Parking Spaces | 4                        |
| Parking        | Double Garage Detached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplaces        | See Remarks  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Flat Site, Gated Community, Golf Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            April 9th, 2025

Days on Market      13

Zoning                 Zone 29

Condo Fee             \$377

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Listing information last updated on April 22nd, 2025 at 2:17am MDT