

# \$185,439 - 409 261 Youville Drive, Edmonton

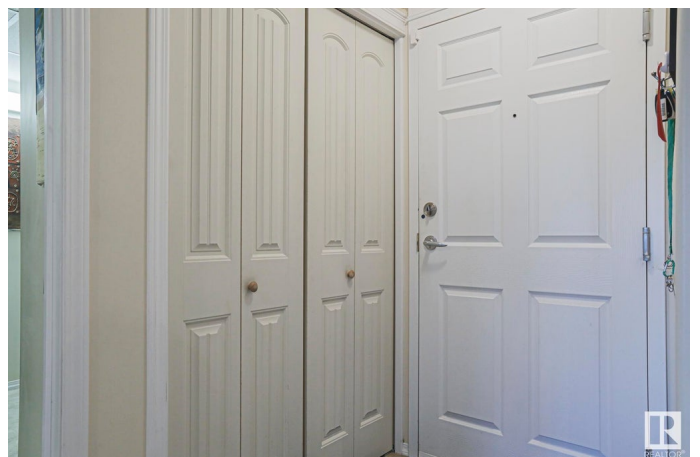
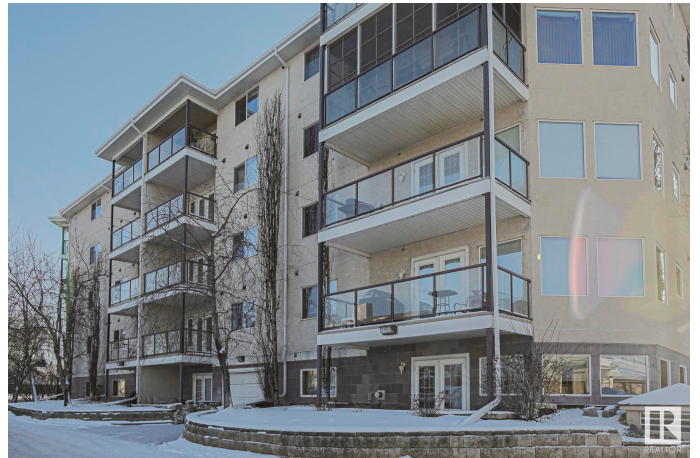
MLS® #E4416311

**\$185,439**

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® # | E4416311  |
| Price  | \$185,439 |

|                |                        |
|----------------|------------------------|
| 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, 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    | December 18th, 2024 |
| Days on Market | 108                 |
| 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 April 5th, 2025 at 4:02am MDT