

## **\$170,700 - 409 261 Youville Drive, Edmonton**

MLS® #E4442681

**\$170,700**

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 \$170,700



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	66
Zoning	Zone 29
Condo Fee	\$386

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