

Courtesy Of Diane L Thomas Of RE/MAX Excellence

## \$332,500 - 7 843 Youville Drive, Edmonton

MLS® #E4442995

**\$332,500**

2 Bedroom, 2.50 Bathroom, 1,464 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this charming 1,464 sq ft half-duplex that offers comfort, versatility, and a truly special backyard retreat. Boasting TWO spacious primary suites, each on its own level with walk-in closets and private ENSUITES. This home is perfect for multi-generational living, roommates, or hosting guests. Enter through the ATTACHED GARAGE into a spacious front foyer, then just a few steps up to the inviting main floor living room, convenient half bath, and a well-appointed kitchen that flows into the dining area. From here, your private deck overlooks a BEAUTIFULLY LANDSCAPED yard, a true gardener's delight, adjacent to a peaceful walkway leading to a green space. Downstairs, the flexible lower level offers a perfect space for a family room, home office, or guest suite. Close to major amenities including shopping, the Grey Nuns Hospital, and only a 5-minute walk to the Valley Line LRT. This thoughtfully designed home, in a PET-FRIENDLY complex has so much to offer, don't miss your chance to make it yours!



MAIN LEVEL: GROSS INTERNAL AREA  
MAIN LEVEL 944 SF, 2ND FLOOR 520 SF, TOTAL 1464 SF  
TOTAL 1464 SF  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Built in 1993

### Essential Information

MLS® # E4442995

Price \$332,500

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,464             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 5 Level Split     |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7 843 Youville Drive |
| Area        | Edmonton             |
| Subdivision | Tawa                 |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 6X8              |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Deck, No Smoking Home, Parking-Visitor |
| Parking   | Single Garage Attached                 |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Stories           | 5                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Finished                                                                                                          |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                          |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 58              |
| Zoning         | Zone 29         |
| Condo Fee      | \$340           |

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Listing information last updated on August 14th, 2025 at 10:02pm MDT