

## \$329,900 - 973 Youville Drive, Edmonton

MLS® #E4452992

**\$329,900**

2 Bedroom, 2.00 Bathroom, 1,344 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

HERE IT IS! BEAUTIFUL, OPEN, LARGE layout with endless Huge windows! This unit is one of the largest in the complex, bringing extra great VALUE! Now you can relax and enjoy your safety and security in your next phase of life in this well kept and gated, cozy 55+ Adult-Living Complex! Basically Original owner for this Attractive and large adult-living Bungalow in very close and convenient proximity to all amenities, including the Grey Nuns Hospital, many restaurants, shopping, recreational facilities, surrounding other complexes to visit friends, quick and convenient out of town access++. Fantastic sized large living room, dining room, and dinette areas! A/C also for comfort. Walk to the Gazebo to sit outside in just a few steps. 2 Smoke Detectors are brand new. Visitor parking is available at more than 1 area and is within close reach of the Unit. LOW condo fees also puts this one at the Top of Your List! Come Check it out Fast!

Built in 1993

### Essential Information

MLS® #	E4452992
Price	\$329,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,344
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	973 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6T2

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Gated Community, Landscaped, No Through Road, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	2
Zoning	Zone 29
Condo Fee	\$377

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