

# **\$249,000 - 414 261 Youville Drive, Edmonton**

MLS® #E4437805

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,147 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Top of the line ADULT LIVING (18+) !!  
Spacious 2 bedroom , 2 bathroom Apartment  
Condo .Corner Unit with TONS of extra natural  
lighting .Balcony , central air conditioning, gas  
barbecue hook up .Custom blinds ,designer  
ceiling fans , newer microwave and  
dishwasher. Large living room with Gas  
burning fireplace and laminate flooring  
.Garden doors out to east facing balcony .Sit  
up eating bar ,great corner kitchen space  
includes all appliances .Large dining area for  
table and chairs and separate eating area .MB  
has large 4-piece ensuite with walk-in closet.  
Titled Underground parking with storage cage  
in front of parking ,carwash ,garbage disposal  
and recycle on each floor. Freeways( Anthony  
Henday and Whyte mud ) , LRT All very  
accessible .Complex has many amenities  
including recreation center with exercise room  
,party room with kitchen ,hospitality suites.  
Shopping, Public transportation ,Grey Nuns  
hospital only minutes and walking distance  
away.. Perfect place to call home .

Built in 2004

## **Essential Information**

MLS® # E4437805

Price \$249,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,147                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 414 261 Youville Drive |
| Area        | Edmonton               |
| Subdivision | Tawa                   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 7H3                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Car Wash, Detectors Smoke, Guest Suite, Social Rooms, Sprinkler Sys-Underground, Storage-In-Suite, Workshop, Storage Cage |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| # of Stories      | 5  |
| Stories           | 5  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Stream/Pond |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 41             |
| Zoning         | Zone 29        |
| Condo Fee      | \$565          |

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Listing information last updated on July 2nd, 2025 at 7:17am MDT