

## **\$264,900 - 5 1033 Youville Drive, Edmonton**

MLS® #E4436452

**\$264,900**

3 Bedroom, 1.50 Bathroom, 1,156 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

This inviting 2-storey townhouse is nestled in the sought-after Tawa community of Mill Woods, offering a blend of comfort and convenience. Situated just blocks from the LRT Station, Mill Woods Town Centre, and the Grey Nuns Hospital, this home provides easy access to essential amenities. Nearby parks and schools, including Millwoods Rec Centre enhance the appeal for families. Features 2 Bedrooms & 1 Full Bath upstairs plus 1 Bedroom in the fully finished basement; 2 energized parking stalls. Basement is Fully finished, offering additional living space. Functional layout has Kitchen with ample cabinetry and counter space. Spacious Living area with access to backyard. Condo Fees \$334/month covering exterior maintenance, landscaping, snow removal & professional management. This townhouse is part of a well-maintained complex, offering a family-friendly environment with nearby parks, playgrounds, and public transit options. Location make it an attractive option for first-time homebuyers and Investors >>>

Built in 1993

### **Essential Information**

MLS® #	E4436452
Price	\$264,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,156
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	5 1033 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6V9

### Amenities

Amenities	Deck, Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, See Remarks
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Gated Community, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 14th, 2025  
Days on Market                55  
Zoning                              Zone 29  
Condo Fee                        \$335

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