

## \$289,500 - 520 237 Youville Drive, Edmonton

MLS® #E4444523

**\$289,500**

2 Bedroom, 2.00 Bathroom, 1,274 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this gorgeous top-floor, corner end-unit condo featuring an open floor plan w/ rich hardwood floors & ceramic tile throughout. This former show suite is one of only two uniquely designed units in the complex, featuring elevated 10 ft ceilings in the living room, allowing for striking arched windows that enhance the spacious feel. Beyond the corner gas fireplace, you'll find a large, covered balcony w/ sweeping views. The stylish kitchen features a large center island w/ bar seating, warm oak cabinetry, S/S appliances & a corner pantry. The large primary bdrm includes a spacious walk-in closet & a 4-piece ensuite w/ a jetted tub. A 2nd bdrm w/ a built-in Murphy bed doubles as a guest room or home office. Enjoy heated underground parking w/ a designated storage room. Some of the many amenities this complex offers include a carwash bay, workshop, large gym, sauna, steam room, party room & more. Being adult-only, this building offers unparalleled comfort & convenience in a quiet, inviting setting

Built in 2002

### Essential Information

MLS® # E4444523

Price \$289,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,274                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 520 237 Youville Drive |
| Area        | Edmonton               |
| Subdivision | Tawa                   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 7G2                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Car Wash, Ceiling 10 ft., Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, See Remarks, Storage Cage |
| Parking   | Heated, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Mantel, Tile Surround  |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |

|          |                   |
|----------|-------------------|
| Basement | None, No Basement |
|----------|-------------------|

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 29         |
| Condo Fee      | \$630           |

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Listing information last updated on July 5th, 2025 at 4:47am MDT