

## \$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 | 3                 |
| Zoning         | Zone 29           |
| Condo Fee      | \$377             |

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Listing information last updated on August 16th, 2025 at 10:17pm MDT