

Courtesy Of Dragic Janjic and Dena E Sutton Of Real Broker

## \$254,900 - 507 237 Youville Drive, Edmonton

MLS® #E4410573

**\$254,900**

2 Bedroom, 2.00 Bathroom, 1,082 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

This top-floor condo, in a sought-after 18+ building, showcases two spacious bedrooms and two full bathrooms, highlighting meticulous care throughout. The expansive kitchen, complete with a dining area and cozy nook, seamlessly connects to the living room—ideal for hosting guests. The primary bedroom features a sizable walk-in closet and a lovely 3-piece ensuite. The second bedroom is conveniently located near the main 4-piece bathroom. Highlights of this unit include a west-facing enclosed balcony with a natural gas BBQ hookup, a gas fireplace, in-suite laundry, an underground parking spot, and vaulted ceilings. The building offers fantastic amenities such as a clubhouse, exercise room, car wash, games room, and party room. Outside, the beautifully landscaped grounds feature a pond, rock garden, and seating areas. This condo enjoys a prime location close to Grey Nuns Hospital, shopping, schools, a library, and easy access to the Anthony Henday.

Built in 2000

### Essential Information

MLS® #	E4410573
Price	\$254,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	507 237 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7G2

### Amenities

Amenities	Car Wash, Club House, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, See Remarks
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Mantel
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
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Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Recreation Use, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 16th, 2024
Days on Market	149
Zoning	Zone 29
Condo Fee	\$617

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Listing information last updated on March 14th, 2025 at 3:17am MDT