

Courtesy Of Kelly L Nikolic Of Rimrock Real Estate

## \$259,900 - 104 237 Youville Drive, Edmonton

MLS® #E4463440

**\$259,900**

2 Bedroom, 2.00 Bathroom, 1,135 sqft  
Condo / Townhouse on 0.00 Acres

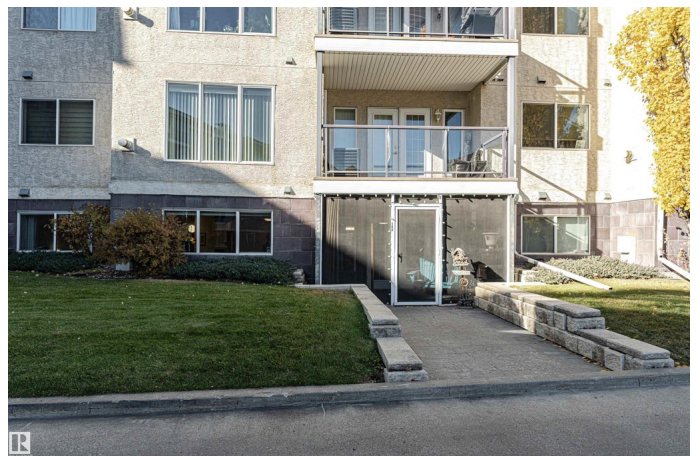
Tawa, Edmonton, AB

**THIS IS THE ONE YOU HAVE BEEN WAITING FOR!** This spacious Adult (18+) living, 1135 sq ft main floor unit has been beautifully renovated throughout, it includes 2 bedrooms, 2 bathrooms, a bright living room with a stone front gas fireplace, a screened-in sunroom with a natural gas BBQ connection, plus a spacious laundry/storage room. The kitchen has been tastefully updated with quartz countertops, new tile backsplash and new kitchen cupboards. The entire unit has new flooring throughout, new lighting and new window coverings. Great location facing the courtyard with easy access to visitor parking, your own exterior entrance for convenience and across from the amenities building. Amenities include a guest suite, social/games rooms, gym, hobby/wood working room and a car wash. Located near the LRT, public transit, Grey Nuns Hospital and all major routes. This unit also comes with a titled underground parking stall with a storage cage. Don't wait!

Built in 2000

### Essential Information

MLS® #	E4463440
Price	\$259,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,135
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	104 237 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7G2

### **Amenities**

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Sprinkler System-Fire, Sunroom, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Level Land, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 24th, 2025
Days on Market	1
Zoning	Zone 29
Condo Fee	\$617

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Listing information last updated on October 25th, 2025 at 8:02pm MDT