

# \$299,000 - West 1033 Youville Drive, Edmonton

MLS® #E4452980

**\$299,000**

3 Bedroom, 1.50 Bathroom, 1,262 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

This sought after townhouse in Tawa could be the perfect family home. It originally had 4 bedrooms but was altered to have 2 large bedrooms and one smaller. A jack & jill style 4 pce. Washroom has entrance to the master as well as to the rest of the upstairs. The main floor boasts a comfy family room as well as a living area off the kitchen with sliding glass doors to a 10'x11' deck. The kitchen has attractive stainless appliances and solid cabinetry. A 2pce. bath finishes off the main floor. Downstairs is another entertainment as well as a games room, and laundry area. New furnace & hot water tank installed in 2024. The outside grounds are very attractive and well maintained. Brand new windows installed in September 2025. And talk about amenities-just steps to the LRT, Grey Nuns Hospital, endless shopping & restaurants, schools and job opportunities. You can feel the love in this community.

Built in 1993

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452980  |
| Price      | \$299,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,262             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Deck, Front Porch, No Animal Home, No Smoking Home |
| Parking Spaces | 3                                                                      |
| Parking        | Single Garage Attached, Stall                                          |

### Interior

|              |                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                       |
| Fireplace    | Yes                                                                                                             |
| Fireplaces   | Glass Door                                                                                                      |
| Stories      | 3                                                                                                               |
| Has Basement | Yes                                                                                                             |
| Basement     | Full, Finished                                                                                                  |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                         |
| Exterior Features | Golf Nearby, Landscaped, No Back Lane, No Through Road, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 78                |
| Zoning         | Zone 29           |
| Condo Fee      | \$337             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 10:02pm MDT