

## \$245,000 - 49 1033 Youville Drive, Edmonton

MLS® #E4452462

**\$245,000**

4 Bedroom, 2.50 Bathroom, 1,158 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this beautifully maintained townhouse that combines comfort, convenience, and space for the whole family. This charming two-storey home features a fully finished basement, offering ample room for both relaxation and functionality. Upstairs, you'll find three spacious bedrooms, perfect for growing families or accommodating guests. The additional bedroom in the basement provides even more flexibility—ideal as a guest room, home office, or private retreat. With 2.5 bathrooms, morning routines and busy evenings are made easier for everyone. The layout is both practical and inviting, designed to suit your everyday needs. Enjoy the added benefit of two assigned parking stalls, ensuring hassle-free parking just steps from your door. Situated in a prime and convenient location, this townhouse is just minutes away from shopping centres, parks, schools, the Millwoods LRT station, and Grey Nuns Hospital—making errands, commutes, and access to healthcare a breeze.

Built in 1993

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4452462  |
| Price    | \$245,000 |
| Bedrooms | 4         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,158             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 49 1033 Youville Drive |
| Area        | Edmonton               |
| Subdivision | Tawa                   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 6V9                |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Deck, Detectors Smoke, Parking-Visitor |
| Parking   | 2 Outdoor Stalls                       |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 3                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Commercial, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 43                |
| Zoning         | Zone 29           |
| Condo Fee      | \$325             |

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