

## \$289,500 - 520 237 Youville Drive, Edmonton

MLS® #E4444523

**\$289,500**

2 Bedroom, 2.00 Bathroom, 1,274 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this gorgeous top-floor, corner end-unit condo featuring an open floor plan w/ rich hardwood floors & ceramic tile throughout. This former show suite is one of only two uniquely designed units in the complex, featuring elevated 10 ft ceilings in the living room, allowing for striking arched windows that enhance the spacious feel. Beyond the corner gas fireplace, you'll find a large, covered balcony w/ sweeping views. The stylish kitchen features a large center island w/ bar seating, warm oak cabinetry, S/S appliances & a corner pantry. The large primary bdrm includes a spacious walk-in closet & a 4-piece ensuite w/ a jetted tub. A 2nd bdrm w/ a built-in Murphy bed doubles as a guest room or home office. Enjoy heated underground parking w/ a designated storage room. Some of the many amenities this complex offers include a carwash bay, workshop, large gym, sauna, steam room, party room & more. Being adult-only, this building offers unparalleled comfort & convenience in a quiet, inviting setting

Built in 2002

### Essential Information

MLS® # E4444523

Price \$289,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,274
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	520 237 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7G2

### Amenities

Amenities	Air Conditioner, Car Wash, Ceiling 10 ft., Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, See Remarks, Storage Cage
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
# of Stories	5
Stories	1
Has Basement	Yes

Basement                      None, No Basement

**Exterior**

Exterior                      Wood, Stucco  
Exterior Features      Public Transportation, Schools, Shopping Nearby, View Downtown  
Roof                              Asphalt Shingles  
Construction              Wood, Stucco  
Foundation                Concrete Perimeter

**Additional Information**

Date Listed                June 26th, 2025  
Days on Market        17  
Zoning                        Zone 29  
Condo Fee                \$630

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