

## \$300,000 - 1033 Youville, Edmonton

MLS® #E4434187

**\$300,000**

4 Bedroom, 2.50 Bathroom, 1,156 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

UPDATED 4 BEDROOM TOWNHOME NEAR GREY NUNS HOSPITAL & LRT: Welcome to this well-kept, 4-bedroom townhome offering over 1,150 sq.ft. above grade plus a finished basementâ€”rare in this community! The standout feature is the fully renovated kitchen, a unique upgrade in the complex, opening to a bright dining and living area. The main floor includes a convenient half bath, while the upper level has three bedrooms and a full bath. Downstairs, enjoy a finished basement with a second full bath, spacious rec room, and a 4th bedroom. Located steps from Grey Nuns Hospital, shopping, schools, and diningâ€”with the Light Rail Transit (LRT) just around the cornerâ€”this home offers unbeatable convenience where a car is optional. Surface parking included, plus forced-air heating for year-round comfort. A great opportunity for first-time buyers, downsizers, or investors alike. Donâ€™t miss it! (Some photos have been staged or digitally modified.)

Built in 1993

### Essential Information

MLS® # E4434187

Price \$300,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,156
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

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

### Amenities

Amenities	Deck, No Animal Home, Parking-Visitor
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 2nd, 2025  
Days on Market                45  
Zoning                              Zone 29  
Condo Fee                        \$337

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