

## \$249,000 - 204 237 Youville Drive, Edmonton

MLS® #E4433196

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,147 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Sunny and Spacious in Sienna Point! A welcoming 2 Bedroom Unit Features an Open Layout design with Spacious Living area, a Feature fireplace and outdoor living access. A Large Eat-in Kitchen with expansive countertops, tile backsplash, newer appliances & a pantry. The King Size Primary bedroom is a true highlight, offering wall-to-wall windows and direct patio access, spacious 3pc ensuite and generous walk-in closet. The secondary bedroom is also spacious & perfect for guests, office or Den. In-suite laundry, and a separate laundry/storage room, A/C and underground parking with additional storage cage are welcome extras. The well-managed adult (+18) building offers exceptional amenities, including a fitness center, sauna, steam room, theatre room, billiards, shuffleboard, party room, library, and guest suite. Located in a prime area close to shopping, LRT, this condo offers the perfect balance of luxury, convenience, and community. This is more than just a condo – it's a lifestyle!

Built in 2000

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4433196  |
| Price    | \$249,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,147                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 204 237 Youville Drive |
| Area        | Edmonton               |
| Subdivision | Tawa                   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 7G2                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Parking-Visitor, Party Room, Security Door, Social Rooms, Storage-In-Suite, See Remarks, Storage Cage |
| Parking   | Heated, Parkade, Single Indoor, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Low Maintenance Landscape, Private Setting, Public Transportation, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 29          |
| Condo Fee      | \$617            |

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Listing information last updated on May 4th, 2025 at 2:32am MDT