

## \$244,900 - 422 237 Youville Drive, Edmonton

MLS® #E4443675

**\$244,900**

2 Bedroom, 2.00 Bathroom, 1,166 sqft

Condo / Townhouse on 0.00 Acres

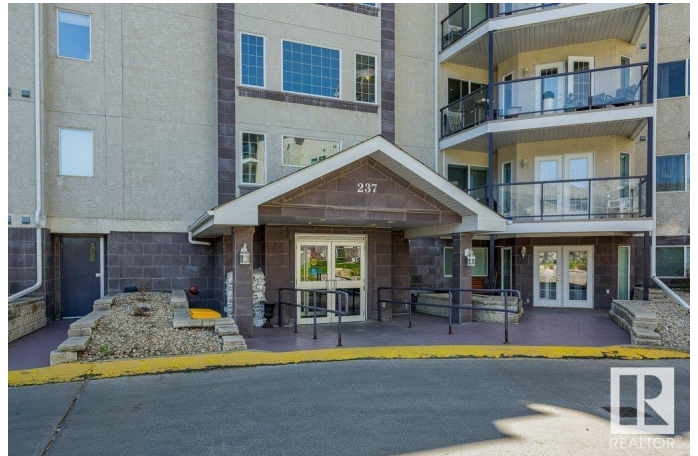
Tawa, Edmonton, AB

Beautiful opened layout !!! 2 BEDROOMS - 2 BATHROOMS ,Freshly painted and Very well maintained .This unit shows pride of ownership throughout. Huge living room with corner gas fireplace .Tons of natural light .Good size balcony with gas connection for your barbeque .Facing into the courtyard with a distant view of downtown Edmonton ( especially at night ) .Large master bedroom with 4 piece ensuite and walk in closet .Second bedroom is good size with wall to wall closet .In suite laundry with room for deepfreeze and extra storage .All appliances stay ! Underground parking ,cage storage ,car wash all included .Amenity building ,work out room ,sauna and steam room ,pool table ,shuffle board available to all residents. LRT ,Shopping ,Medical offices , Freeways all in close accessibility . Excellent complex and easy living is what you will experience at Sienna Point.

Built in 2002

### Essential Information

MLS® #	E4443675
Price	\$244,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,166



Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	422 237 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7G2

### **Amenities**

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Security Door, Social Rooms, Sprinkler Sys-Underground, Workshop, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Intercom, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Stucco
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Exterior Features	Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Shopping Nearby, Stream/Pond, View City
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	4
Zoning	Zone 29
Condo Fee	\$553

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Listing information last updated on June 25th, 2025 at 1:33pm MDT