

Courtesy Of Cody Stanlow and James J Knoll Of Exp Realty

## \$235,000 - 302 237 Youville, Edmonton

MLS® #E4427847

### \$235,000

2 Bedroom, 2.00 Bathroom, 1,151 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Step into this beautifully designed 2-Bedroom + Den Condo offering over 1100 sq ft of comfortable, elevated living in a well-managed 18+ community. The Modern Kitchen features recently Upgraded Cabinetry, Marble Backsplash, Quartz Countertops, and seamlessly flows into a Pillared Living Area with a Cozy Gas Fireplace. Just beyond, a bright Solarium-Style Patio invites year-round enjoyment, complete with a gas BBQ hookup. The Spacious Primary Suite includes a Walk-In Closet and a 4-Piece Ensuite with a Relaxing Jacuzzi Tub, while the Second Bedroom is served by a Stylish 3-Piece Bathroom. Additional highlights include Central A/C, In-Suite Laundry, Heated Underground Parking, and a Storage Cage. Residents enjoy a Full Fitness Facility, Steam/Sauna rooms, Billiards, Shuffleboard, Library, Media and Social Rooms, Regular Events, a Zen Garden, and Underground Car Wash. Incredible location within walking distance to shopping, LRT, Grey Nuns Hospital, and Mill Woods Town Centre.

Built in 2002

### Essential Information

MLS® #	E4427847
Price	\$235,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	302 237 Youville
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7G2

### **Amenities**

Amenities	Air Conditioner, Car Wash, Club House, Detectors Smoke, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam
Parking Spaces	1
Parking	Heated, Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Public Transportation, Recreation Use, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Weinlos Elementary School
Middle	Kate Chegwin Jr High
High	J. Percy Page

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	7
Zoning	Zone 29
Condo Fee	\$617

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