

## \$300,000 - 59 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     | 59 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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