

## **\$269,500 - 97 501 Youville Drive, Edmonton**

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MLS® #E4456059

### **\$269,500**

2 Bedroom, 2.50 Bathroom, 1,155 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

This half duplex in Legacy Park offers 2 master suite bedrooms upstairs, 2.5 bathrooms, and 1155sq ft of living space (main and top floor) as well as a finished basement and a one car garage with fully fenced in back yard with newer deck (this complex is pet friendly). This home is ideal for families starting out, Grey Nuns employees, or NAIT/Grant MacEwan students who LRT downtown. The two master suites upstairs are large and both have their own ensuite bathroom (one has large jacuzzi tub) and both rooms have a walk in closet. This half duplex is nestled in a peaceful location, close to all amenities and with low condo fees (\$187/month), it ensures worry-free living! Enjoy a bright living area, with a gas fireplace for those chilly evenings. The basement is spacious, has a fireplace and could be used for another bedroom or another living room space. Outside, relax on the sunset facing deck, hang out on the front porch or go across the street to the huge park! Walking distance to the LRT and Grey Nuns.

Built in 1993

### **Essential Information**

MLS® # E4456059

Price \$269,500



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,155             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 97 501 Youville Drive |
| Area        | Edmonton              |
| Subdivision | Tawa                  |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6L 6T8               |

### Amenities

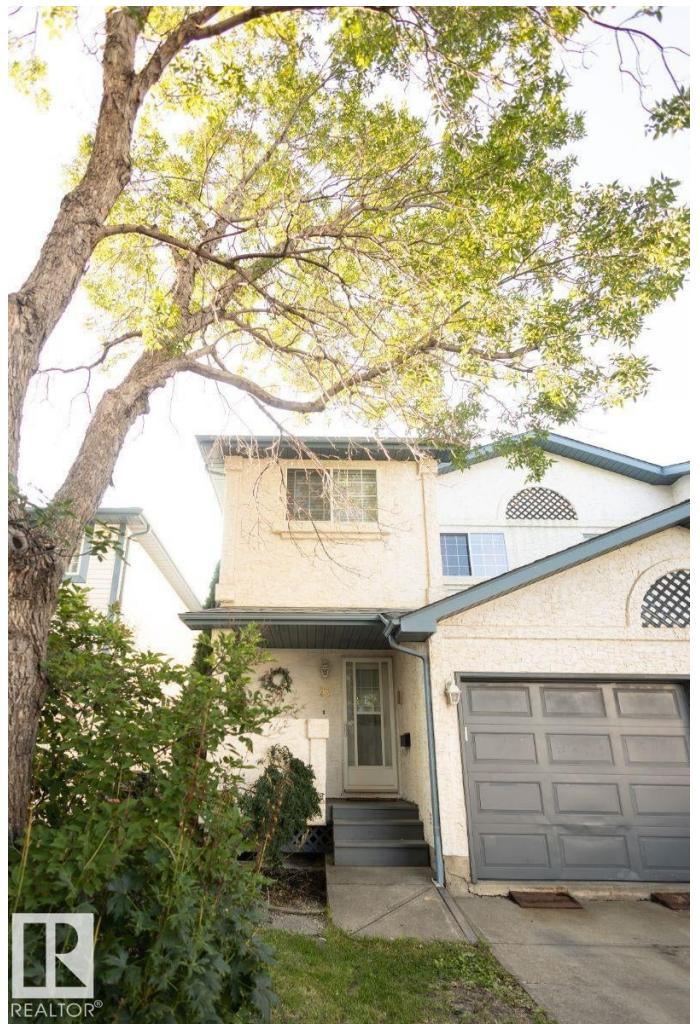
|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street<br>Natural Gas, Parking-Visitor |
| Parking Spaces | 2                                                             |
| Parking        | Single Garage Attached                                        |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Tile Surround             |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|          |                  |
|----------|------------------|
| Exterior | Concrete, Stucco |
|----------|------------------|



|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Public Transportation, Recreation Use, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Concrete, Stucco                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 41                  |
| Zoning         | Zone 29             |
| Condo Fee      | \$187               |

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Listing information last updated on October 14th, 2025 at 11:32pm MDT