

Courtesy Of Cody Stanlow and James J Knull 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 | 5                |
| Zoning         | Zone 29          |
| Condo Fee      | \$617            |

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Listing information last updated on April 1st, 2025 at 9:02pm MDT