

## \$290,000 - 53 501 Youville, Edmonton

MLS® #E4439915

**\$290,000**

2 Bedroom, 2.50 Bathroom, 1,257 sqft

Condo / Townhouse on 0.00 Acres

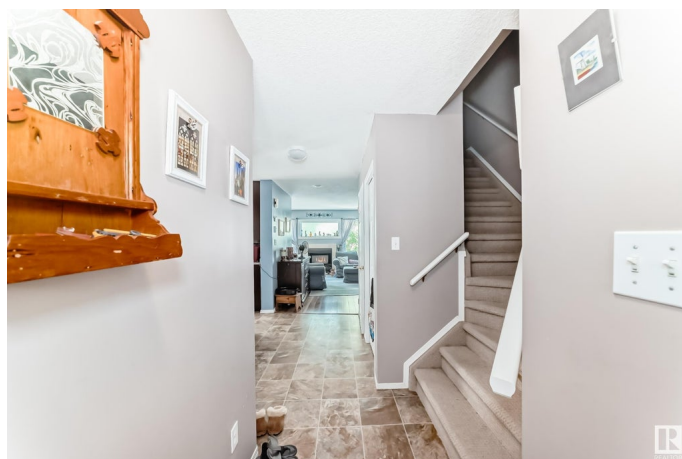
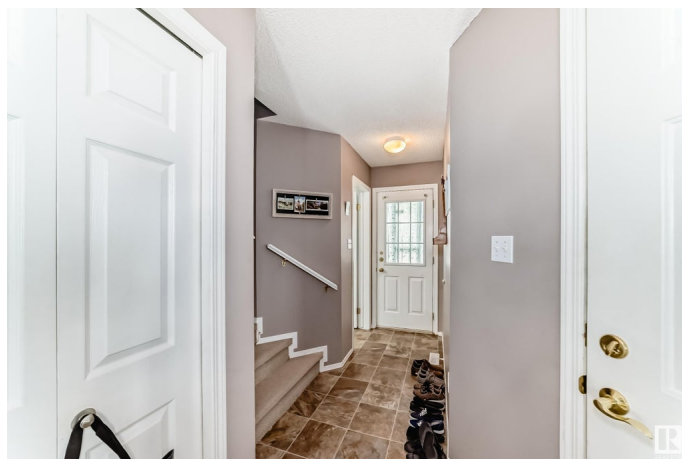
Tawa, Edmonton, AB

Welcome to this 1257 sq. ft. two-storey townhome with attached single garage and numerous updatesâ€”truly move-in ready! Bright and airy main floor features large windows, spacious living room and dining area, and a beautifully renovated kitchen with brand new cabinets, countertops, and upgraded flooring. Upstairs offers two oversized bedrooms, each with a 4-piece en-suite and walk-in closet. The partially finished basement includes a cozy den/flex room and room for future development. Enjoy a private, landscaped yard with a raised deckâ€”perfect for relaxing or entertaining. Low condo fees add to the great value of this home. Donâ€™t miss your chance to own this stylish, and conveniently located home! Just a 5-minute walk to Grey Nuns Hospital and shopping, with public transit, schools, parks and all major roadways just minutes away!!

Built in 1993

### Essential Information

MLS® #	E4439915
Price	\$290,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,257
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	53 501 Youville
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6T8

### Amenities

Amenities	Deck, No Smoking Home, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	6
Zoning	Zone 29
Condo Fee	\$187

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 8th, 2025 at 4:32am MDT