

\$285,000 - 9 501 Youville, Edmonton

MLS® #E4437990

\$285,000

2 Bedroom, 2.50 Bathroom, 1,145 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to your peaceful and stylish beautifully maintained townhouse at blends Zen aesthetic with functional design. Ideally situated just steps away from public and major transportation routes, Grey Nuns hospital, and serene open green space this home offers the perfect balance between tranquility and accessibility. Inside, over 1100 sq ft you'll love the bright open concept layout of this 2 bedroom, designed to maximize natural light and create a calm, airy ambiance throughout. The extended kitchen features smart, practical storage solutions and fresh paint, making it both stylish and highly functional- perfect for everyday living and effortless indoor and outdoor entertaining. The spacious primary suite offers a unique open concept dressing area and a spa like ensuite, creating your own personal retreat. The second bedroom and additional full bath provide flexibility for guest, a home office or starting needs. With amazingly low condo fees if you're starting out, downsizing, don't wait.

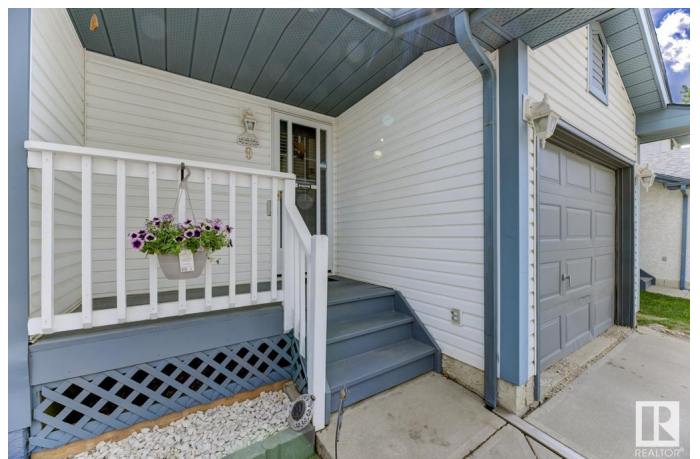
Built in 1993

Essential Information

MLS® # E4437990

Price \$285,000

Bedrooms 2



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,145 |
| Acres | 0.00 |
| Year Built | 1993 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9 501 Youville |
| Area | Edmonton |
| Subdivision | Tawa |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 6T8 |

Amenities

| | |
|----------------|--|
| Amenities | See Remarks |
| Parking Spaces | 2 |
| Parking | Front Drive Access, Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Park/Reserve, Public |

| | |
|--------------|--|
| | Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 20 |
| 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 11th, 2025 at 2:02am MDT