

Courtesy Of Diane L Thomas Of RE/MAX Excellence

## \$339,800 - 7 843 Youville Drive, Edmonton

MLS® #E4442995

**\$339,800**

2 Bedroom, 2.50 Bathroom, 1,464 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

This lovely 1464 sq ft, half duplex, features TWO primary suites, each on their own floor, a GARDNERS DELIGHT of a backyard and a FLEX SPACE on the lower level. Enter into a generous front foyer from your ATTACHED GARAGE, then up a few steps to the living room, half bath, kitchen and the dining room that leads to the deck. This deck overlooks a carefully curated yard, situated beside a walkway that leads to a GREENSPACE at the back. Both big bedrooms have walk-in closets and ENSUITES. The lower floor has large windows making a bright space for a FAMILY ROOM, guest space or office. This location is second to none with so many AMENITIES close by, shopping, the Grey Nuns hospital and a 5 minute walk to the Valley Line LRT. Many things to love and it can be yours!

Built in 1993

### Essential Information

MLS® #	E4442995
Price	\$339,800
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,464
Acres	0.00



MAIN LEVEL: GROSS INTERNAL AREA  
MAIN LEVEL 914 SF, 2ND FLOOR 550 SF, TOTAL 1464 SF  
TOTAL 1464 SF  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Year Built	1993
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	5 Level Split
Status	Active

### **Community Information**

Address	7 843 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6X8

### **Amenities**

Amenities	Deck, No Smoking Home, Parking-Visitor
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	5
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	19

Zoning	Zone 29
Condo Fee	\$340

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 July 7th, 2025 at 2:32am MDT