

Courtesy Of Diane L Thomas Of RE/MAX Excellence

## \$332,500 - 7 843 Youville Drive, Edmonton

MLS® #E4442995

**\$332,500**

2 Bedroom, 2.50 Bathroom, 1,464 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this charming 1,464 sq ft half-duplex that offers comfort, versatility, and a truly special backyard retreat. Boasting TWO spacious primary suites, each on its own level with walk-in closets and private ENSUITES. This home is perfect for multi-generational living, roommates, or hosting guests. Enter through the ATTACHED GARAGE into a spacious front foyer, then just a few steps up to the inviting main floor living room, convenient half bath, and a well-appointed kitchen that flows into the dining area. From here, your private deck overlooks a BEAUTIFULLY LANDSCAPED yard, a true gardener's delight, adjacent to a peaceful walkway leading to a green space. Downstairs, the flexible lower level offers a perfect space for a family room, home office, or guest suite. Close to major amenities including shopping, the Grey Nuns Hospital, and only a 5-minute walk to the Valley Line LRT. This thoughtfully designed home, in a PET-FRIENDLY complex has so much to offer, don't miss your chance to make it yours!



MAIN LEVEL: GROSS INTERNAL AREA  
MAIN LEVEL 944 SF, 2ND FLOOR 520 SF, TOTAL 1464 SF  
TOTAL 1464 SF  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Built in 1993

### Essential Information

MLS® # E4442995

Price \$332,500

Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,464
Acres	0.00
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	66
Zoning	Zone 29
Condo Fee	\$340

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