

## \$250,000 - 5 1033 Youville Drive, Edmonton

MLS® #E4453696

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,156 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

This inviting 2-storey townhouse is nestled in the sought-after Tawa community of Mill Woods, offering a blend of comfort and convenience. Situated just blocks from the LRT Station, Mill Woods Town Centre, and the Grey Nuns Hospital, this home provides easy access to essential amenities. Nearby parks and schools, including Millwoods Rec Centre enhance the appeal for families. Features 2 Bedrooms & 1 Full Bath upstairs plus 1 Bedroom in the fully finished basement; 2 energized parking stalls. Basement is Fully finished, offering additional living space. Functional layout has Kitchen with ample cabinetry and counter space. Spacious Living area with access to backyard. Condo Fees \$334/month covering exterior maintenance, landscaping, snow removal & professional management. This townhouse is part of a well-maintained complex, offering a family-friendly environment with nearby parks, playgrounds, and public transit options. Location make it an attractive option for first-time homebuyers and Investors >>>

Built in 1993

### Essential Information

MLS® # E4453696

Price \$250,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,156             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5 1033 Youville Drive |
| Area        | Edmonton              |
| Subdivision | Tawa                  |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6L 6V9               |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, See Remarks |
| Parking   | 2 Outdoor Stalls                                                      |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 3                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                        |
| Exterior Features | Gated Community, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Brick, Vinyl                                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 18th, 2025  
Days on Market                69  
Zoning                              Zone 29  
Condo Fee                        \$335

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