

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 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 944 SF, 2ND LEVEL 520 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	4

Zoning	Zone 29
Condo Fee	\$340

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Listing information last updated on June 22nd, 2025 at 4:32pm MDT