

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

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, a 5 minute walk to the Valley Line LRT and, as well, this complex is PET FRIENDLY. Many things to love and it can be yours!

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



MAIN LEVEL: GROSS INTERNAL AREA: 1041 SQ. FT. UPPER LEVEL: 1117 SQ. FT. TOTAL: 2158 SQ. FT. SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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
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Days on Market	22
Zoning	Zone 29
Condo Fee	\$340

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Listing information last updated on July 10th, 2025 at 7:47am MDT