

## \$357,000 - 959 Youville Drive, Edmonton

MLS® #E4462796

**\$357,000**

3 Bedroom, 2.50 Bathroom, 1,163 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Beautifully renovated, move-in ready adult bungalow with an attached single-car garage in a premier 55+ gated community in SE Edmonton. This bright, open-concept home features a welcoming living/dining area and an upgraded kitchen with honey-oak cabinets, custom cabinetry sliders, pot lighting, and a garden door leading to a new, south-facing stained deck with a motorized awning. Freshly painted throughout, it offers hardwood flooring in the hall, plush carpet underfoot, and tasteful renovations from end to end. Major updates include new windows, furnace, hot-water tank, and water softener. The spacious primary bedroom showcases a custom feature wall and excellent storage. Solar tubes illuminate the kitchen, living room, and main bath. Enjoy underground sprinklers, security gates, and low-maintenance living—no more snow shoveling or lawn care. Quiet interior location close to transit, shopping, and steps away to the hospital. The perfect downsize without compromise.

Built in 1993

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4462796  |
| Price    | \$357,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,163             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 959 Youville Drive |
| Area        | Edmonton           |
| Subdivision | Tawa               |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 6T2            |

### Amenities

|           |                                                                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Gazebo, No Smoking Home, Parking-Visitor, Patio, Sprinkler Sys-Underground, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached                                                                                                                                |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                               |
| Fireplaces        | Heatilator/Fan                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

### Exterior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                     |
| Exterior Features | Backs Onto Park/Trees, Gated Community, Low Maintenance Landscape, No Through Road, Picnic Area, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                       |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 15                 |
| Zoning         | Zone 29            |
| Condo Fee      | \$320              |

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Listing information last updated on November 3rd, 2025 at 10:02pm MST