

# \$172,000 - 216 261 Youville, Edmonton

MLS® #E4423481

**\$172,000**

1 Bedroom, 1.00 Bathroom, 717 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Well maintained Condo Apartment in the well sought after Sienna Estates in the Community of Tawa, within walking distance of the Valley Line LRT and the Grey Nuns Hospital.

Features one large Bedroom, an open kitchen, dining area and large living room, with a cozy warm gas fireplaces and a door leading to a balcony with a gas BBQ hookup. As well on the main is a 4 piece bath and a nice sized laundry room Recent renos include fresh paint throughout, new base boards and new luxury vinyl plank flooring. Comes with one underground titled stall #420, a storage gage for exclusive use. Amenities include Gym, Party Room, Pool Table and Shuffle Board, a Wood Working Shop, underground Car Wash Pond Area, as well Visitor Guest Suites at a reasonable nightly rate. What a great place to call home and is a real pleasure to show.

Built in 2004

## Essential Information

MLS® #	E4423481
Price	\$172,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	717
Acres	0.00



Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	216 261 Youville
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7H3

### **Amenities**

Amenities	Air Conditioner, Car Wash, Exercise Room, Intercom, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Party Room, Sauna; Swirlpool; Steam, Security Door, Sprinkler System-Fire, Workshop, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Stall, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Natural Gas
Fireplaces	Corner
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 1st, 2025
Days on Market	13
Zoning	Zone 29
Condo Fee	\$367

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Listing information last updated on March 14th, 2025 at 9:02am MDT