

Courtesy Of Diane L Thomas Of RE/MAX Excellence

# **\$332,500 - 7 843 Youville Drive, Edmonton**

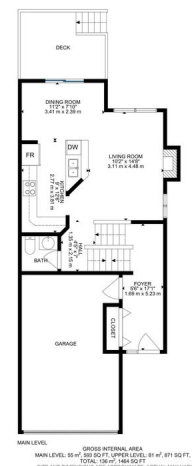
MLS® #E4442995

**\$332,500**

2 Bedroom, 2.50 Bathroom, 1,464 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this charming 1,464 sq ft half-duplex that offers comfort, versatility, and a truly special backyard retreat. Boasting TWO spacious primary suites, each on its own level with walk-in closets and private ENSUITES. This home is perfect for multi-generational living, roommates, or hosting guests. Enter through the ATTACHED GARAGE into a spacious front foyer, then just a few steps up to the inviting main floor living room, convenient half bath, and a well-appointed kitchen that flows into the dining area. From here, your private deck overlooks a BEAUTIFULLY LANDSCAPED yard, a true gardener's delight, adjacent to a peaceful walkway leading to a green space. Downstairs, the flexible lower level offers a perfect space for a family room, home office, or guest suite. Close to major amenities including shopping, the Grey Nuns Hospital, and only a 5-minute walk to the Valley Line LRT. This thoughtfully designed home, in a PET-FRIENDLY complex has so much to offer, don't miss your chance to make it yours!



MAIN LEVEL: GROSS INTERNAL AREA  
MAIN LEVEL 944 SF, 2ND FLOOR 520 SF, UPPER LEVEL 11 SF, 871 SQ. FT.  
TOTAL 1464 SF 1464 SQ. FT.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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
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
Days on Market	44
Zoning	Zone 29
Condo Fee	\$340

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Listing information last updated on July 31st, 2025 at 10:32pm MDT