

## **\$269,500 - 97 501 Youville Drive, Edmonton**

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MLS® #E4456059

### **\$269,500**

2 Bedroom, 2.50 Bathroom, 1,155 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

This half duplex in Legacy Park offers 2 master suite bedrooms upstairs, 2.5 bathrooms, and 1155sq ft of living space (main and top floor) as well as a finished basement and a one car garage with fully fenced in back yard with newer deck (this complex is pet friendly). This home is ideal for families starting out, Grey Nuns employees, or NAIT/Grant MacEwan students who LRT downtown. The two master suites upstairs are large and both have their own ensuite bathroom (one has large jacuzzi tub) and both rooms have a walk in closet. This half duplex is nestled in a peaceful location, close to all amenities and with low condo fees (\$187/month), it ensures worry-free living! Enjoy a bright living area, with a gas fireplace for those chilly evenings. The basement is spacious, has a fireplace and could be used for another bedroom or another living room space. Outside, relax on the sunset facing deck, hang out on the front porch or go across the street to the huge park! Walking distance to the LRT and Grey Nuns.

Built in 1993

### **Essential Information**

MLS® #	E4456059
Price	\$269,500



Bedrooms 2  
 Bathrooms 2.50  
 Full Baths 2  
 Half Baths 1  
 Square Footage 1,155  
 Acres 0.00  
 Year Built 1993  
 Type Condo / Townhouse  
 Sub-Type Half Duplex  
 Style 2 Storey  
 Status Active

**Community Information**

Address 97 501 Youville Drive  
 Area Edmonton  
 Subdivision Tawa  
 City Edmonton  
 County ALBERTA  
 Province AB  
 Postal Code T6L 6T8

**Amenities**

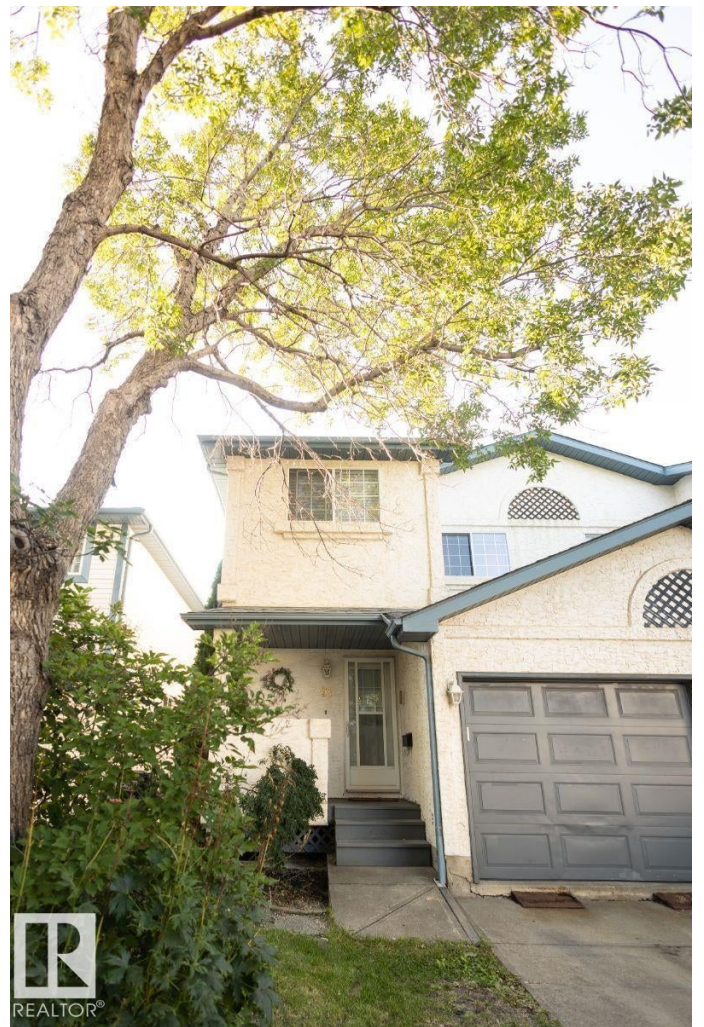
Amenities Off Street Parking, On Street  
 Natural Gas, Parking-Visitor  
 Parking Spaces 2  
 Parking Single Garage Attached

**Interior**

Interior Features ensuite bathroom  
 Appliances See Remarks  
 Heating Forced Air-2, Natural Gas  
 Fireplace Yes  
 Fireplaces Tile Surround  
 Stories 3  
 Has Basement Yes  
 Basement Full, Finished

**Exterior**

Exterior Concrete, Stucco



Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Public Transportation, Recreation Use, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 4th, 2025
Days on Market	52
Zoning	Zone 29
Condo Fee	\$187

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Listing information last updated on October 26th, 2025 at 11:02am MDT