

## **\$185,000 - 512 261 Youville Drive, Edmonton**

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MLS® #E4452430

**\$185,000**

1 Bedroom, 1.50 Bathroom, 913 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

The bright and spacious top-floor one bedroom plus den in the coveted Sienna Terrace complex is an ideal starter condominium or investment property! The incredible 913 sqft of living space impresses with large windows and an East facing balcony. This isn't just any building, you'll find premium amenities throughout your unit. Your spacious bedroom also features an generous walk-in closet, and four piece storage to be had, especially in the in-suite laundry room with washer and dryer included. The large living room with vaulted ceilings and gas fireplace steps on to a gorgeous balcony. Best of all, there is a central air conditioning to keep you cool on hot days! The luxury experience doesn't end at the unit itself, though. Your car will be pampered parking in your underground, heated stall with included storage cage. Finally, pamper yourself in the building's amenities center, which features work-out room, games room and sauna, and a bookable event center! Don't wait!

Built in 2004

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4452430  |
| Price    | \$185,000 |
| Bedrooms | 1         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 913                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 512 261 Youville Drive |
| Area        | Edmonton               |
| Subdivision | Tawa                   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 7H3                |

### Amenities

|                |                                                                                                                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Club House, Detectors Smoke, Guest Suite, No Animal Home, No Smoking Home, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Vaulted Ceiling, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                                                                                          |
| Parking        | Heated, Underground                                                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplaces        | Corner, Tile Surround                                                                                                            |
| # of Stories      | 5                                                                                                                                |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Vinyl                |
| Exterior Features | Fenced, Landscaped, School |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Vinyl                |
| Foundation        | Concrete Perimeter         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 34                |
| Zoning         | Zone 29           |
| Condo Fee      | \$450             |



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