

## **\$279,000 - 97 501 Youville, Edmonton**

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MLS® #E4456059

**\$279,000**

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                      \$279,000



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
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6T8

### Amenities

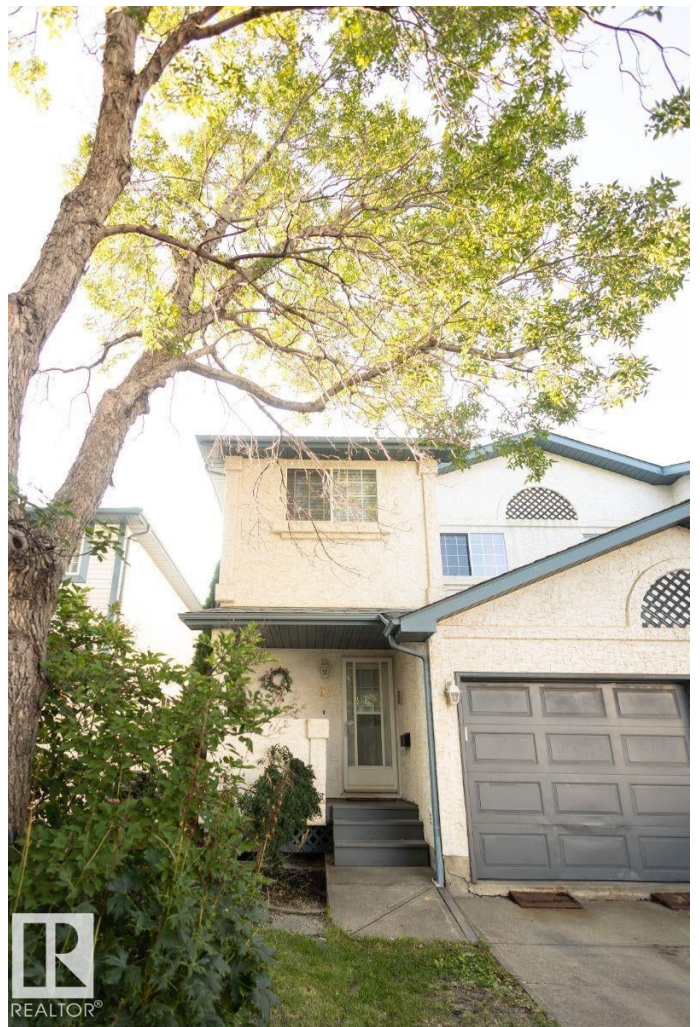
Amenities	Off Street Parking, On Street Natural Gas, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

### 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
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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	2
Zoning	Zone 29
Condo Fee	\$187

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Listing information last updated on September 6th, 2025 at 1:32am MDT