



# 140 Youville Dr E 37 Edmonton AB

\$335,000

This stunning 2014 townhome over 1600 sq. ft. with fully developed basement, features 4 bedrooms and 2.5 bathrooms. Its open concept design includes a spacious living and dining area, and a kitchen with a large island, quartz countertops, tile backsplash, and stainless steel appliances. Additional highlights are pot lights, pendant lights, and sleek cabinets. Step outside to enjoy your deck overlooking the scenic Tawa Dry Pond Park and Recreation Area, complete with picnic benches, a soccer field, and trails. Superbly located, it's just steps from the Grey Nuns Hospital, library, police station, medical offices, dining, shopping, banks, and Millwoods Town Centre Mall. Plus, it's near the new LRT station. Ideal for first-time buyers, investors, professionals, small families, or those looking to downsize. Don't miss out on this exceptional opportunity!

Listing Presented By:



Originally Listed by:  
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