



## 237 YOUVILLE Drive 507 Edmonton AB

\$264,900

This top-floor condo, in a sought-after 18+ building, showcases two spacious bedrooms and two full bathrooms, highlighting meticulous care throughout. The expansive kitchen, complete with a dining area and cozy nook, seamlessly connects to the living room—ideal for hosting guests. The primary bedroom features a sizable walk-in closet and a lovely 3-piece ensuite. The second bedroom is conveniently located near the main 4-piece bathroom. Highlights of this unit include a west-facing enclosed balcony with a natural gas BBQ hookup, a gas fireplace, in-suite laundry, an underground parking spot, and vaulted ceilings. The building offers fantastic amenities such as a clubhouse, exercise room, car wash, games room, and party room. Outside, the beautifully landscaped grounds feature a pond, rock garden, and seating areas. This condo enjoys a prime location close to Grey Nuns Hospital, shopping, schools, a library, and easy access to the Anthony Henday.

Listing Presented By:



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