



## 501 YOUVILLE Drive 78 Edmonton AB

\$300,000

BEAUTIFUL 3 BEDROOM, 1.5 BATH HALF DUPLEX in LEGACY PARK ~ SINGLE ATTACHED GARAGE PLUS DRIVEWAY ~ FULLY FINISHED BASEMENT ~ This well maintained home has the following features: Good sized kitchen with quartz countertops ~ Large living room and dining area with hardwood flooring and gas fireplace. ~ Main floor two piece bath with quartz countertops ~ Fully landscaped yard with fence and deck ~ Three large bedrooms upstairs plus a full bathroom. ~ Newer carpets upstairs and in the basement ~ Fully finished basement with tons of storage, laundry room and a wide open large family / rec room ~ Newer high efficiency furnace ~ Newer Light Fixtures ~ Amazing location close to parks, schools, transit, LRT, shopping and hospital. ~ Located just across from Tara Park ~ Minutes drive to Costco, Anthony Henday Drive and Whitemud Drive ~ PERFECT PROPERTY for FIRST TIME BUYERS or GREAT INVESTMENT PROPERTY ~ There is nothing left to do but move in and enjoy.

Listing Presented By:



Originally Listed by:

MaxWell Challenge Realty

chetaylor1971@gmail.com

<http://www.chetaylor.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215

rsplant@telus.net