



## 261 YOUVILLE Drive 210 Edmonton AB

\$163,000

Welcome home! This one bedroom one bathroom condo is perfect for the first-time buyer or someone looking to downsize. This cozy home boasts an open concept kitchen and living area with a corner gas fireplace. Featuring a 3-season balcony enclosure which faces east where you can sit and enjoy a cup of coffee in the morning sun. The primary bedroom is spacious with mirrored closets and laminate flooring. There are so many extras including AC, in suite laundry and large storage area, this home also comes with all appliances. Heated underground parking with car wash bay and storage unit in front of the parking stall. A great amenity center with an exercise room, party room, pool table, guest suite and more. Close to the new LRT, hospital, and shopping. You won't be disappointed!

Listing Presented By:



Originally Listed by:  
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