



## 207 Youville Drive Edmonton AB

\$370,000

ADULT LIVING(18+)! BUNGALOW! DOUBLE ATTACHED GARAGE! Are you looking to down-size? Wanting to spend less time shovelling snow and cutting grass without moving into an apartment? You're in luck! This property has everything you need and MORE including 2+1 bedrooms, 3 FULL bathrooms, 1344 Sqft of living space + fully developed basement(another 1129 SqFt)! Enjoy an open concept floor plan with MODERN FINISHES including laminate flooring, QUARTZ counter-tops, stainless steel appliances, PANTRY, gas fireplace with tile surrounding, MAIN FLOOR LAUNDRY, custom window coverings, FULLY FINISHED BASEMENT (9' ceilings) and a SOUTH facing deck! Enjoy the great amenities this complex has to offer with a beautiful clubhouse & exercise area. Perfectly situated near Shopping, Libraries, Grey Nuns Hospital, LRT, Public Transportation, and quick access to 50th and 66th street!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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