

# \$279,888 - 116 603 Youville Drive, Edmonton

MLS® #E4428549

**\$279,888**

3 Bedroom, 1.50 Bathroom, 1,251 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this well-maintained 3-bedroom, 1.5-bathroom townhome in the desirable Parkside community. Perfectly situated for convenience, this home is just a short walk to schools, shopping, and the Grey Nuns Hospital, with a beautiful city park right next door, making outdoor activities effortless. Backing onto a private community playground, this home offers a safe and fun space for kids—just steps from your back door. Enjoy the ease of two assigned parking stalls right outside your front door, along with a handy storage room attached to the front porch. With a partially finished basement, this townhome provides extra space to grow, making it an excellent choice for first-time buyers, young families, or anyone looking for a comfortable, low-maintenance home in a fantastic location. Don't miss this opportunity!

Built in 1993

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428549  |
| Price          | \$279,888 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,251     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1993              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 116 603 Youville Drive |
| Area        | Edmonton               |
| Subdivision | Tawa                   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6L 6V8                |

### **Amenities**

|                |                  |
|----------------|------------------|
| Amenities      | Deck             |
| Parking Spaces | 2                |
| Parking        | 2 Outdoor Stalls |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Tile Surround  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 29         |
| Condo Fee      | \$306           |

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Listing information last updated on April 4th, 2025 at 12:02pm MDT