

## \$279,000 - 88 603 Youville Drive, Edmonton

MLS® #E4423775

**\$279,000**

4 Bedroom, 1.50 Bathroom, 1,259 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Affordable Townhouse in TAWA!!...Welcome to the quiet, family-friendly community of Parkside. 3+1 bedroom 2-story townhome, fully finished basement, 2 powered parking stalls conveniently located right outside your front door. Steps away to a private kids playground + green space and walking paths. This townhome offers a generous 1,259 SQ of living space. Desired location within the complex. Walking distance to Grey Nun's Hospital, Millwood's town center, and LRT terminal. Fantastic option for a small, growing family!

Built in 1993

### Essential Information

MLS® #	E4423775
Price	\$279,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,259
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey



Status	Active
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### Community Information

Address	88 603 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6V8

### Amenities

Amenities	On Street Parking, Crawl Space, Deck, Hot Water Electric
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Private Park Access
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 3rd, 2025
Days on Market	45
Zoning	Zone 29
Condo Fee	\$304

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Listing information last updated on April 17th, 2025 at 10:02am MDT