

## \$299,900 - 603 Youville Drive, Edmonton

MLS® #E4435784

**\$299,900**

3 Bedroom, 2.50 Bathroom, 1,165 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this beautifully maintained 2-storey townhome in the desirable community of Tawa! Featuring a playground right in your backyard, this home is great for families! The main floor features a spacious kitchen, dining nook, 2 pc bath, living room, laminate flooring, and fresh paint throughout, making this gem of a home move-in-ready. The 2nd level offers a 4pc bath, and 3 beds with ample room. Additionally, the primary bedroom features a gorgeous walk-in closet, and is perfect for your wardrobe! The fully finished basement offers a 3pc bath, den, storage, laundry and a rec room that can be used as the ideal space for your personal retreat, hosting a fun game night, or extra storage! With a furnace and HWT from 2020, you will have peace of mind! Lastly you have 2 parking stalls just outside your front door, in addition to storage! Situated near the Grey Nuns Hospital, a gorgeous green space, Millwoods Town Centre, and schools, this location is perfect for families and young professionals!

Built in 1993

### Essential Information

MLS® # E4435784

Price \$299,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,165             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Hot Water Natural Gas, No Smoking Home |
| Parking   | 2 Outdoor Stalls   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |
| Foundation        | Concrete Perimeter                     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 36             |
| Zoning         | Zone 29        |
| Condo Fee      | \$312          |

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Listing information last updated on June 15th, 2025 at 7:47pm MDT