

## \$316,000 - 64 603 Youville Drive, Edmonton

MLS® #E4449570

**\$316,000**

5 Bedroom, 3.00 Bathroom, 1,382 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this charming, well-maintained corner townhouse in the desirable Parkside community, one of the largest units in the complex. It features 5 bedrooms, 3 full bathrooms, and 2040+ sq. ft. of generous total living space, including the fully finished basement in addition to the separate 40 square foot storage room next to the front entrance (storage room area/space not included as part of the above-ground living area of 1381 sf). Walking distances to LRT, shopping centre, public library, park, playground and the Grey Nuns Hospital. This large townhome provides extra space to grow, making it an excellent choice for families of all sizes in a fantastic location. Donâ€™t miss this opportunity!

Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449570  |
| Price          | \$316,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,382     |
| Acres          | 0.00      |
| Year Built     | 1993      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 64 603 Youville Drive |
| Area        | Edmonton              |
| Subdivision | Tawa                  |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6L 6V8               |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Off Street Parking, Detectors Smoke, No Animal Home, Parking-Plug-Ins |
| Parking Spaces | 2                                                                     |
| Parking        | 2 Outdoor Stalls                                                      |

### Interior

|              |                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                 |
| Stories      | 2                                                                                                                         |
| Has Basement | Yes                                                                                                                       |
| Basement     | Full, 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    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 29         |

Condo Fee                    \$386

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