

# \$274,888 - 116, 603 Youville Drive E, Edmonton

MLS® #A2207891

**\$274,888**

3 Bedroom, 1.00 Bathroom, 1,251 sqft

Residential on 0.00 Acres

Tawa, Edmonton, Alberta

Welcome to this well-maintained 3-bedroom, 1.5-bathroom townhome with a partially finished basement in Parkside, in a fantastic location! Close to schools, shopping, and walking distance to the Grey Nuns Hospital as well as the beautiful city park right beside the hospital + just across the street from the front of the complex - this townhome is in a prime location for easy commuting and access to all the amenities you need. The home also backs onto a private community playground, providing a safe and fun space for kids to play just steps from your back door. Enjoy the convenience of 2 assigned parking stalls just outside your front door, as well as a storage room connected to your front porch. This townhome is an ideal opportunity for first-time buyers, growing families, or anyone seeking a comfortable, low-maintenance home with room to grow.

Built in 1993

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207891  |
| Price          | \$274,888 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,251     |
| Acres          | 0.00      |
| Year Built     | 1993      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | Townhouse     |
| Status   | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 116, 603 Youville Drive E |
| Subdivision | Tawa                      |
| City        | Edmonton                  |
| County      | Edmonton                  |
| Province    | Alberta                   |
| Postal Code | T6L6V8                    |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Playground      |
| Parking Spaces | 2               |
| Parking        | Assigned, Stall |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Oven |
| Heating           | Forced Air, Natural Gas                                  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Playground                               |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 38              |

**Listing Details**

Listing Office

Professional Realty Group

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