

\$267,888 - 116, 603 Youville Drive E, Edmonton

MLS® #A2207891

\$267,888

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 | \$267,888 |
| 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 | Stall, Assigned |

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 | 65 |

Listing Details

Listing Office

Professional Realty Group

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.