

# \$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	36

**Listing Details**

Listing Office                  Professional Realty Group

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