

\$280,000 - 58 603 Youville Drive, Edmonton

MLS® #E4452778

\$280,000

3 Bedroom, 1.50 Bathroom, 1,195 sqft
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Located in the desirable and extremely well managed Parkside, and just steps from the Grey Nuns Hospital, Tawa Park and within close proximity to all the amenities of Mill Woods Town and Rec Centre's, this property is packed with value! Backing a playground/greenspace, the beautifully maintained 3 bedroom 1.5 bath townhome is ideal for families, first time buyers, investors or even downsizing from a larger home!! Upgrades include a new furnace and central a/c in 2022, custom blinds in 2023, fridge in 2024, and upgraded bath fixtures up and down. Covered rear deck area, two assigned parking stalls out front, and low condo fees (\$312.10 per month) and property taxes (\$1851.62 in 2024) make this an even more attractive investment. Opportunity knocks!!

Built in 1993

Essential Information

MLS® #	E4452778
Price	\$280,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,195
Acres	0.00



Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	58 603 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6V8

Amenities

Amenities	Air Conditioner, Deck, Parking-Plug-Ins
Parking	2 Outdoor Stalls

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, No Through Road, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	9

Zoning	Zone 29
Condo Fee	\$312

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