

# \$277,500 - 75 603 Youville, Edmonton

MLS® #E4432150

**\$277,500**

3 Bedroom, 2.00 Bathroom, 1,272 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to the serene and family-oriented community of Parkside. This air-conditioned, three-bedroom, two-story townhome features a fully finished basement and is just steps away from a private children's playground, green space, and walking. Benefit from the of two assigned parking stalls situated directly outside the front door, along with an attached storage room on the front porch. Within walking distance to Grey Nuns Hospital, Millwoods Town Centre and the state-of-the L terminal, this property is an excellent choice for a small, growing family looking for a low maintenance home in a great location.

Built in 1993

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4432150          |
| Price          | \$277,500         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,272             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 75 603 Youville |
| Area        | Edmonton        |
| Subdivision | Tawa            |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6V8         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Parking-Visitor |
| Parking Spaces | 2   |
| Parking        | 2 Outdoor Stalls  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Low Maintenance Landscape, Shopping Nearby, Private Park Access, Partially Fenced |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 29          |
| Condo Fee      | \$312            |

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