

## \$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	10
Zoning	Zone 29
Condo Fee	\$312

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 9:17am MDT