

# \$299,900 - 120 603 Youville Drive, Edmonton

MLS® #E4435784

**\$299,900**

3 Bedroom, 2.50 Bathroom, 1,165 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this beautifully maintained 2-storey townhome in the desirable community of Tawa! Featuring a playground right in your backyard, this home is great for families! The main floor features a spacious kitchen, dining nook, 2 pc bath, living room, laminate flooring, and fresh paint throughout, making this gem of a home move-in-ready. The 2nd level offers a 4pc bath, and 3 beds with ample room. Additionally, the primary bedroom features a gorgeous walk-in closet, and is perfect for your wardrobe! The fully finished basement offers a 3pc bath, den, storage, laundry and a rec room that can be used as the ideal space for your personal retreat, hosting a fun game night, or extra storage! With a furnace and HWT from 2020, you will have peace of mind! Lastly you have 2 parking stalls just outside your front door, in addition to storage! Situated near the Grey Nuns Hospital, a gorgeous green space, Millwoods Town Centre, and schools, this location is perfect for families and young professionals!

Built in 1993

## Essential Information

MLS® #	E4435784
Price	\$299,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	120 603 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6V8

### **Amenities**

Amenities	Off Street Parking, Hot Water Natural Gas, No Smoking Home
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed May 10th, 2025

Days on Market 6

Zoning Zone 29

Condo Fee \$312

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Listing information last updated on May 16th, 2025 at 4:32am MDT