# \$254,900 - 55 603 Youville Drive, Edmonton

MLS® #E4457306

#### \$254.900

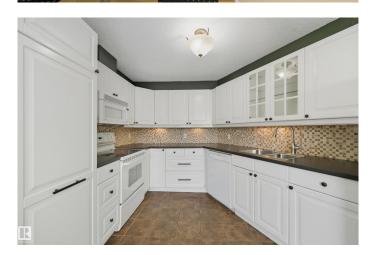
4 Bedroom, 1.50 Bathroom, 1,267 sqft Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this spacious 2-story townhome condo in Tawa, offering comfort, convenience, and modern upgrades. The main floor features a huge white kitchen with plenty of cupboard and counter space, plus room for a dining tableâ€"perfect for family meals or entertaining. A bright living area flows seamlessly to a private back deck, complemented by a handy 2-piece bath. Upstairs you'II find 3 bedrooms, including a massive primary retreat, and a full 4-piece bathroom. The fully finished basement adds even more living space with a rec room, additional bedroom with walk-in closet, and a laundry/storage area. Cat6 high-speed cable is wired in every room, and the home includes a security system for peace of mind. Hardwood floors and ceramic tile enhance the main floor. Enjoy two assigned parking stalls right out front, attached exterior storage, and lots of visitor parking. Ideally located close to Grey Nuns Hospital, schools, shopping, and transitâ€"this home truly delivers! SOME PHOTOS ARE VITUALLY STAGED.







Built in 1993

# **Essential Information**

MLS® # E4457306 Price \$254,900 Bedrooms 4

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,267

Acres 0.00

Year Built 1993

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 55 603 Youville Drive

Area Edmonton

Subdivision Tawa

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 6V8

#### **Amenities**

Amenities Deck, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, See Remarks

Parking Spaces 2

Parking 2 Outdoor Stalls

#### Interior

Appliances Dishwasher-Built-In, Dryer, Freezer, 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 Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Weinlos School

Middle Kate Chegwin School
High W.P. Wagner School

## **Additional Information**

Date Listed September 11th, 2025

Days on Market 54

Zoning Zone 29

Condo Fee \$307

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 November 4th, 2025 at 6:47am MST