

# \$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 | 3                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 29 |
| Condo Fee | \$312   |

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Listing information last updated on August 16th, 2025 at 2:17am MDT