

\$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	38
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 June 17th, 2025 at 2:47am MDT