

## \$316,000 - 64 603 Youville Drive, Edmonton

MLS® #E4449570

**\$316,000**

5 Bedroom, 3.00 Bathroom, 1,382 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Welcome to this charming, well-maintained corner townhouse in the desirable Parkside community, one of the largest units in the complex. It features 5 bedrooms, 3 full bathrooms, and 2040+ sq. ft. of generous total living space, including the fully finished basement in addition to the separate 40 square feet storage room next to the front entrance (storage room area/space not included as part of the above-ground living area of 1381 sf). Walking distances to LRT, shopping centre, public library, park, playground and the Grey Nuns Hospital. This large townhome provides extra space to grow, making it an excellent choice for families of all sizes in a fantastic location. Donâ€™t miss this opportunity!

Built in 1993

### Essential Information

MLS® #	E4449570
Price	\$316,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,382
Acres	0.00
Year Built	1993



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	64 603 Youville Drive
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6V8

### Amenities

Amenities	Off Street Parking, Detectors Smoke, No Animal Home, Parking-Plug-Ins
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 24th, 2025
Days on Market	7
Zoning	Zone 29

Condo Fee                \$386

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