

## \$249,700 - 79 603 Youville Drive, Edmonton

MLS® #E4463418

**\$249,700**

3 Bedroom, 1.50 Bathroom, 1,162 sqft  
Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Live the Good Life in Tawa! Welcome to Parkside Condominiums, ideally located in the heart of Mill Woods—just steps from the Grey Nuns Hospital, shopping, parks, schools, and transit. This move-in-ready 3-bedroom, 1.5-bath townhome offers comfort, convenience, and exceptional value. The bright main floor features new luxury vinyl plank flooring, a modern kitchen with a large picture window, and an open dining area perfect for family gatherings. The spacious living room offers plenty of natural light with patio doors leading to a partially covered deck—ideal for barbecues or relaxing outdoors. Upstairs, you’ll find three generously sized bedrooms, including a king-sized primary suite with walk-in closet and full organizer. The basement is partially finished and ready for your ideas, with ample storage, laundry, and newer hot water tank. Two assigned parking stalls right in front add extra convenience. Quiet, clean, and well-maintained. Some photos are virtually staged. Visit REALTOR® website for more info!

Built in 1993

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4463418  |
| Price  | \$249,700 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,162             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 79 603 Youville Drive |
| Area        | Edmonton              |
| Subdivision | Tawa                  |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6L 6V8               |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Deck, Parking-Visitor |
| Parking Spaces | 2                     |
| Parking        | 2 Outdoor Stalls      |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Stories      | 2                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Unfinished                                                                        |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Vinyl                                        |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Vinyl                                        |

Foundation                      Preserved Wood

**Additional Information**

Date Listed                      October 24th, 2025  
Days on Market                14  
Zoning                              Zone 29  
Condo Fee                        \$312

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