

## \$269,900 - 55 603 Youville Drive, Edmonton

MLS® #E4457306

**\$269,900**

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 table—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’ll 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 transit—this home truly delivers! SOME PHOTOS ARE VITUALLY STAGED.



Built in 1993

### Essential Information

MLS® # E4457306

Price \$269,900

|                |                   |
|----------------|-------------------|
| 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 | 33                   |
| Zoning         | Zone 29              |
| Condo Fee      | \$307                |

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Listing information last updated on October 14th, 2025 at 7:47am MDT