

Courtesy Of Rob D Jastrzebski Of Exp Realty

## \$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

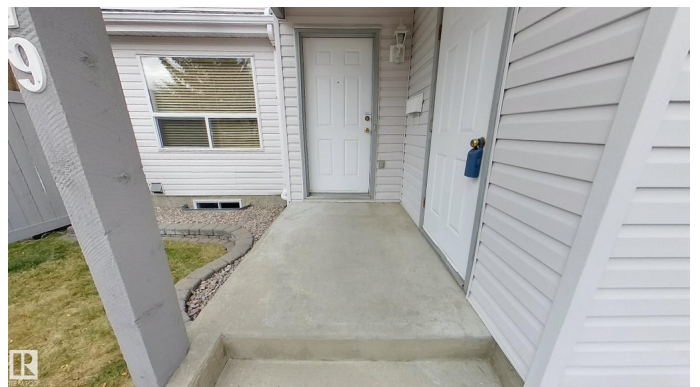
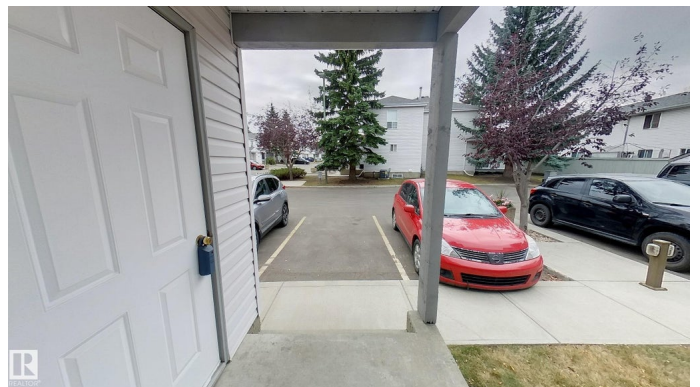
Tawa, Edmonton, AB

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      1

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 October 25th, 2025 at 8:02pm MDT