

\$269,900 - 55 603 Youville, 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
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
Zoning	Zone 29
Condo Fee	\$307

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