

## \$265,000 - 51 603 Youville, Edmonton

MLS® #E4444013

**\$265,000**

4 Bedroom, 2.50 Bathroom, 1,274 sqft

Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

Spacious Townhouse with Fully Finished Basement located in Edmonton's Southeast Millwood area. Perfect for families or first-time buyers. Welcome to this townhouse in the heart of Millwood, offering 1274 SQFT of comfortable living space. This home features a large kitchen, a half bathroom and an open concept living room on the main. Upstairs is 3 spacious bedrooms, and a 4-piece bathroom. As a bonus enjoy the fully finished basement complete with a 4th bedroom and a 3-piece bathroom/laundry room and ample storage. An ideal space for guests, a home office, or an additional living area. Located in a quiet, family-friendly complex close to schools, parks, shopping, and public transit, this home combines space, value, and convenience. Outside you have 2 parking stalls right in front and in the back is a patio deck for BBQ or entertaining with family or friends. Don't miss this opportunity to own in one of Edmonton's most desirable and established communities!

Built in 1993

### Essential Information

MLS® # E4444013

Price \$265,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,274
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	51 603 Youville
Area	Edmonton
Subdivision	Tawa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6V8

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Natural Gas, See Remarks
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	2
Zoning	Zone 29
Condo Fee	\$337

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