

\$348,800 - 4 655 Watt Boulevard, Edmonton

MLS® #E4432071

\$348,800

3 Bedroom, 2.50 Bathroom, 1,540 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

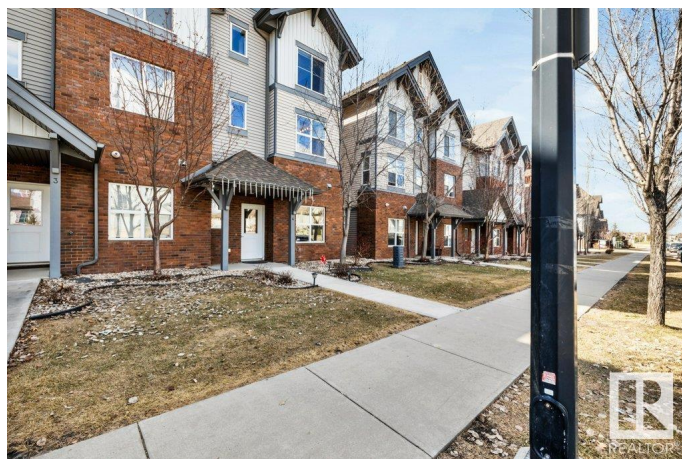
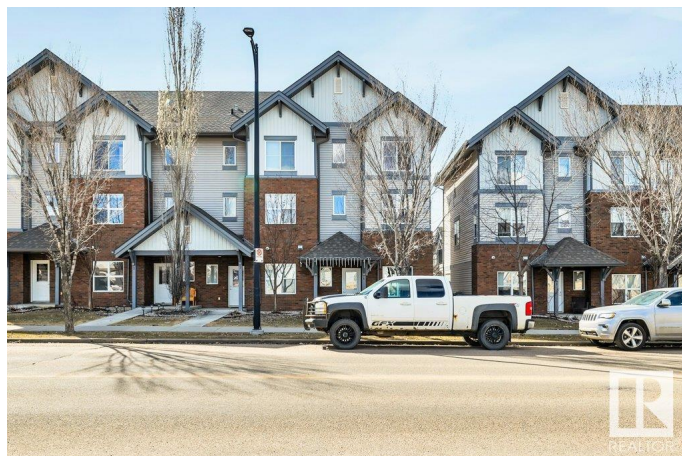
Welcome to Southern Springs! This townhome is a stunning, well-maintained & excellently located in the heart of Walker! This townhome boasts a total living space of over 1,539 ft.Â².

Enter into the first floor that leads to a FLEXIBLE BONUS ROOM & utility room. The stairs lead you up to the main living area that features a large living room, spacious dining area and a chefs kitchen featuring GRANITE COUNTERTOPS & MODERN CABINETRY, SS Appliances & BREAKFAST NOOK + a 2-PC BATH! The living room OFFERS large windows & a BALCONY! Upstairs features the primary bedroom w/ a 4-pc ensuite bath & a common 4-pc bath & 2 spacious bedrooms! WALKING DISTANCE TO THE POND AND WALKING TRAILS. Close to all amenities - Schools, parks, playground, transportation and lots of shopping! This is the perfect home for FIRST-TIME HOME BUYERS or for INVESTORS looking to expand their portfolio!

Built in 2011

Essential Information

| | |
|------------|-----------|
| MLS® # | E4432071 |
| Price | \$348,800 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|-------------------|
| Half Baths | 1 |
| Square Footage | 1,540 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 4 655 Watt Boulevard |
| Area | Edmonton |
| Subdivision | Walker |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 0Y2 |

Amenities

| | |
|----------------|---------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Patio |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Ellerslie Campus School
Middle Shauna May Seneca School
High Dr. Francis Whiskey Jack

Additional Information

Date Listed April 22nd, 2025
Days on Market 22
Zoning Zone 53
Condo Fee \$290

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