# \$355,000 - #44 ,655 Watt Boulevard, Edmonton

MLS® #E4423107

### \$355,000

3 Bedroom, 2.50 Bathroom, 120 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Come have a look at this 2-storey townhouse in a very desirable neighborhood of walker .This end unit comes with 3 bedrooms 2.5 baths, living room, dining room and nice kitchen ,Open concept and a double car attached garage for cold winter months comfort .Kitchen equipped with SS appliances, Granite countertops throughout, laminate hardwood floor. 9' ceilings on main level and same floor laundry upstairs. Master bedroom has his and hers closets and a private full bath ensuite. Unit also got Air condition central, gas line for BBQ ,water tap and drain in garage for your convenience and cleaning of car in winter if you like. Also have visitor's parking beside unit. It is a Short walk to lake and park. Quick commute to Henday. Low condo fee. A perfect home for young family or busy professionals looking for a maintenance free lifestyle. Shows like new. Absolutely immaculate & gorgeous!



#### **Essential Information**

MLS® # E4423107 Price \$355,000

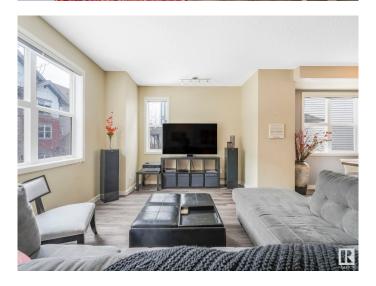
Bedrooms 3

Bathrooms 2.50

Full Baths 2 Half Baths 1







Square Footage 120
Acres 0.00
Year Built 2012

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

## **Community Information**

Address #44 ,655 Watt Boulevard

Area Edmonton
Subdivision Walker

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0Y2

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", No Smoking Home,

Parking-Visitor

Parking Spaces 2

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 Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Corner Lot, Flat Site, Paved Lane, Playground Nearby,

**Schools** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed February 27th, 2025

Days on Market 52

Zoning Zone 53

Condo Fee \$296

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 April 20th, 2025 at 4:47pm MDT