

\$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 7
Zoning Zone 53
Condo Fee \$290

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