

## \$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        6  
Zoning                     Zone 53  
Condo Fee                \$290

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