

## \$361,900 - 655 Watt Boulevard, Edmonton

MLS® #E4440842

**\$361,900**

2 Bedroom, 2.50 Bathroom, 1,537 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

This immaculate end unit townhouse has an incredible design with over 1,500 sqft of living space. It features a large living room with a 9 foot ceiling, lots of natural light, and a spacious kitchen equipped with stainless steel appliances, granite countertops, very large island, built in buffet with a wine cooler, and pantry. This floor also has a 2 piece bathroom and large deck. Upstairs you will find two spacious primary bedrooms with two full bath ensuites and plenty of closet space. The washer and dryer are conveniently located in the upper floor. Other bonuses included are the double attached garage and a central A/C for hot summer days. The amenities include a clubhouse (social room and gym), visitor parking, lake access and more. Located in Walker Lakes only minutes from south common and the international airport. Move in ready!

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440842  |
| Price      | \$361,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,537             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Club House, Detectors Smoke, Exercise Room, Parking-Visitor, See Remarks |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025  
Days on Market                8  
Zoning                              Zone 53  
Condo Fee                        \$297

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