

## \$325,000 - 48 655 Watt Boulevard, Edmonton

MLS® #E4449380

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,629 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

AIR CONDITIONED END UNIT WITH DOUBLE GARAGE, 9-FOOT CEILINGS & DEN IN WALKER LAKES! Welcome to this bright and stylish END UNIT townhome featuring 3 bedrooms, 2.5 bathrooms, a den, and thoughtful upgrades throughout. Enjoy 9-foot ceilings on the main floor and an open-concept layout perfect for entertaining or relaxing. The kitchen offers modern finishes with plenty of prep and storage space, flowing seamlessly into the living and dining areas. Upstairs, you'll find a spacious primary suite with walk-in closet and ensuite, along with two additional bedrooms and a full bathroom. The main-level den provides a perfect space for a home office, workout area, or playroom. Stay comfortable year-round with central A/C and the convenience of a double attached garage. Ideally located close to schools, shopping, transit, and the Anthony Henday. Come see why this one stands out!

Built in 2012

### Essential Information

MLS® #	E4449380
Price	\$325,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,629
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	48 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 24th, 2025
Days on Market	53
Zoning	Zone 53
Condo Fee	\$311

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