

## **\$314,900 - 71 655 Watt Boulevard, Edmonton**

MLS® #E4462154

**\$314,900**

3 Bedroom, 2.50 Bathroom, 1,364 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Best Priced unit around!!! Live in Southern Springs, Located in Walker lakes and minutes to the Edmonton International airport, South Edmonton Common, with schools and major transportation routes nearby. This 3 storey town-home boasts a fantastic layout with ground level over-sized double tandem attached garage that will easily fit all Truck lengths at 37' depth with tons of room to spare. The main floor has 9 ft. ceilings, quartz counter tops, tiled back-splash and an open concept layout with Vinyl plank laminate flooring and a 1/2 bath. Appliances included! Upstairs we find 3 bedrooms with the master boasting an en-suite with a 4 piece bath, and a main bathroom with standalone shower. The community has a social club amenity center with party room availbale for rent and fully equipped fitness room which you can add to your condo fees for membership. No landscaping or snow removal worries, Come view and make it yours today!!!

Built in 2020

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4462154  |
| Price     | \$314,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,364             |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 71 655 Watt Boulevard |
| Area        | Edmonton              |
| Subdivision | Walker                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0Y2               |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, Parking-Visitor, Party Room, Vacuum System-Roughed-In |
| Parking Spaces | 2                                                                          |
| Parking        | Double Garage Attached, Tandem                                             |

### Interior

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

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 53            |
| Condo Fee      | \$269              |

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Listing information last updated on October 31st, 2025 at 5:32am MDT