

## **\$355,000 - #44 ,655 Watt Boulevard, Edmonton**

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MLS® #E4423107

**\$355,000**

3 Bedroom, 2.50 Bathroom, 120 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Come have a look at this 2-storey townhouse in a very desirable neighborhood of walker .This end unit comes with 3 bedrooms 2.5 baths, living room , dining room and nice kitchen ,Open concept and a double car attached garage for cold winter months comfort .Kitchen equipped with SS appliances, Granite countertops throughout , laminate hardwood floor. 9' ceilings on main level and same floor laundry upstairs. Master bedroom has his and hers closets and a private full bath ensuite.Unit also got Air condition central , gas line for BBQ ,water tap and drain in garage for your convenience and cleaning of car in winter if you like.Also have visitor's parking beside unit. It is a Short walk to lake and park. Quick commute to Henday. Low condo fee. A perfect home for young family or busy professionals looking for a maintenance free lifestyle. Shows like new. Absolutely immaculate & gorgeous!



Built in 2012

### **Essential Information**

MLS® #	E4423107
Price	\$355,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	120
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	#44 ,655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", No Smoking Home, Parking-Visitor
Parking Spaces	2
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	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Flat Site, Paved Lane, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 27th, 2025  
Days on Market                62  
Zoning                              Zone 53  
Condo Fee                        \$296

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