

## \$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        9  
Zoning                     Zone 53  
Condo Fee                \$290

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