

## \$299,900 - 25 603 Watt Boulevard, Edmonton

MLS® #E4442499

**\$299,900**

2 Bedroom, 2.50 Bathroom, 1,428 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Affordable luxury meets smart design in this 2 BEDROOM + DEN townhome by Homes by Aviâ€”perfect for young professionals or couples starting out! The open-concept main floor offers a spacious kitchen with a large island, raised eating bar, pantry, and tons of cabinet space. Garden doors open to your private north-facing balcony with a gas lineâ€”ideal for after-work BBQs or lazy weekend lounging. Enjoy a bright living room full of natural light, a generous dining area for hosting, and a convenient main floor powder room. Upstairs features a primary suite with full ensuite and walk-in closet, a second bedroom, and a cozy denâ€”perfect for an office, nursery, or hobby room. Youâ€™™ll also find laundry and a 4-piece bath on this level. The double attached tandem garage includes a closed-off storage/workshop area for your tools or hockey gear. Enjoy a landscaped courtyard with natural walking trails and green space. Close to cafes, shopping, schools, and transitâ€” this home checks every box!

Built in 2009

### Essential Information

MLS® # E4442499

Price \$299,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,428             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 25 603 Watt Boulevard |
| Area        | Edmonton              |
| Subdivision | Walker                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0P3               |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Tandem        |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Ellerslie Campus School  
Middle                            Ellerslie Campus School  
High                               Elder Dr. Francis School

**Additional Information**

Date Listed                      June 14th, 2025  
Days on Market                3  
Zoning                            Zone 53  
Condo Fee                        \$228

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