# \$350,000 - 56 655 Watt Boulevard, Edmonton

MLS® #E4426024

## \$350,000

3 Bedroom, 2.50 Bathroom, 1,444 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Located in Walker with an easy walk to the lake this 3 storey offers 3 bedrooms, 3 bathrooms & a nice open floorplan with 9ft ceilings. The kitchen features granite countertops with decorative tile backsplash & a pantry plus stainless steel appliances. The quality cabinets are soft close & the large island is great for eating & food prep. The dining area is spacious & overlooks the living room that leads to a outside deck with gas hookup that provides a nice view of the green space in the front of the complex. The 3 bedrooms are on the top floor and the primary features a 4pc ensuite & his and hers closets. Finishing off the upper floor is another 4pc bathroom & the convenient laundry stackable washer & dryer. On the main floor level you have a flex room that could be a den or a tv/music/crafts or hobby room. The double garage is a nice size & has a floor drain. The complex has a social clubhouse for all condo owners to use that also provide a gym/exercise room. Excellent locations close to all amenities.



Built in 2012

### **Essential Information**

MLS® # E4426024 Price \$350,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,444

Acres 0.00

Year Built 2012

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey

Status Active

# **Community Information**

Address 56 655 Watt Boulevard

Area Edmonton

Subdivision Walker

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0Y2

# **Amenities**

Amenities Deck, Exercise Room,

System-Roughed-In, Natural

Parking Double Garage Attached, Ins

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Fan-Cening, Garage Control, Garage Opener,

Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

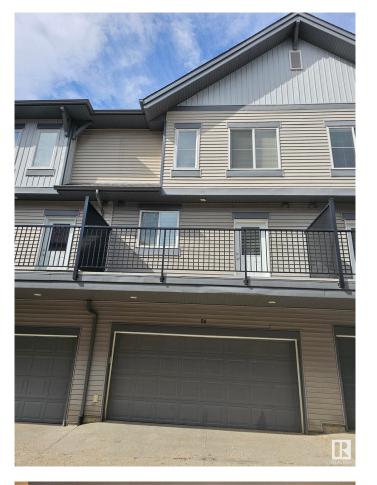
Basement None, No Basement

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Landscaped, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles





Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed March 15th, 2025

Days on Market 50

Zoning Zone 53

Condo Fee \$283

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 4th, 2025 at 12:47pm MDT