# \$309,900 - 40 603 Watt Boulevard, Edmonton

MLS® #E4428608

#### \$309,900

3 Bedroom, 2.50 Bathroom, 1,246 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Located in the vibrant community of Walker, this well-maintained townhouse offers smart design and functional living across three levels. The entry level features a convenient double attached garage, utility room, and direct access from the front door. Upstairs, the main living space is bright and open with a modern kitchen, dining area, cozy fireplace, and access to a balcony off the kitchenâ€"perfect for relaxing or entertaining. A 2-piece bathroom completes this level. On the top floor, you'II find three spacious bedrooms, including a primary suite with a 3-piece ensuite, plus a full 4-piece bathroom and laundry. Designed for comfort and convenience, this home is ideally located near parks, schools, shopping, and major commuter routes, making it a great fit for families, professionals, or investors.



Price

## **Essential Information**

MLS® # E4428608

\$309,900

Bedrooms 3

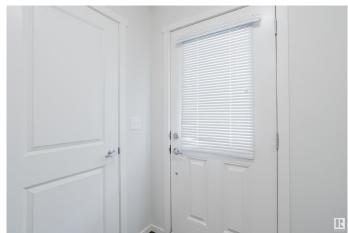
Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,246







Acres 0.00 Year Built 2009

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

# **Community Information**

Address 40 603 Watt Boulevard

Area Edmonton
Subdivision Walker

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0P3

#### **Amenities**

Amenities See Remarks

Parking Double Garage Attached, Tandem

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer,

Stove-Induction

Heating Forced Air-1, Natural Gas

Yes

Fireplace Yes

Fireplaces See Remarks

Stories 3

Has Basement

Basement Full, Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 1st, 2025

Days on Market 10

Zoning Zone 53

Condo Fee \$227

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 April 11th, 2025 at 8:17am MDT