\$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

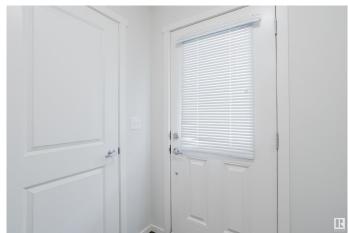
Bathrooms 2.50

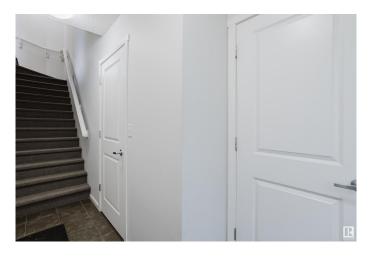
Full Baths 2

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 11

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 12th, 2025 at 12:02pm MDT