

## \$347,000 - 42 655 Watt Boulevard, Edmonton

MLS® #E4444268

**\$347,000**

3 Bedroom, 2.50 Bathroom, 1,233 sqft

Condo / Townhouse on 0.00 Acres

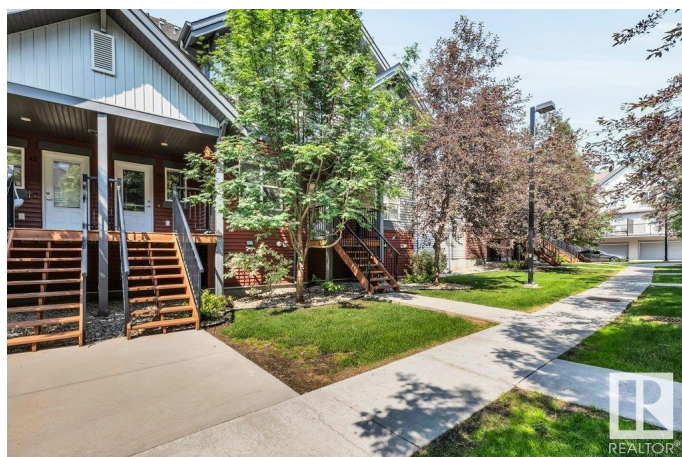
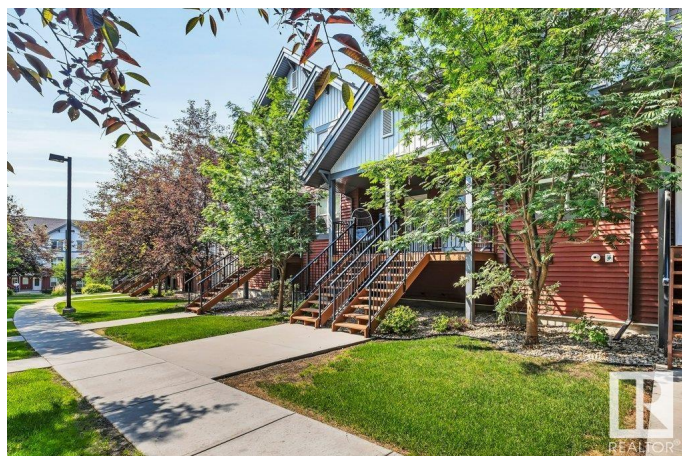
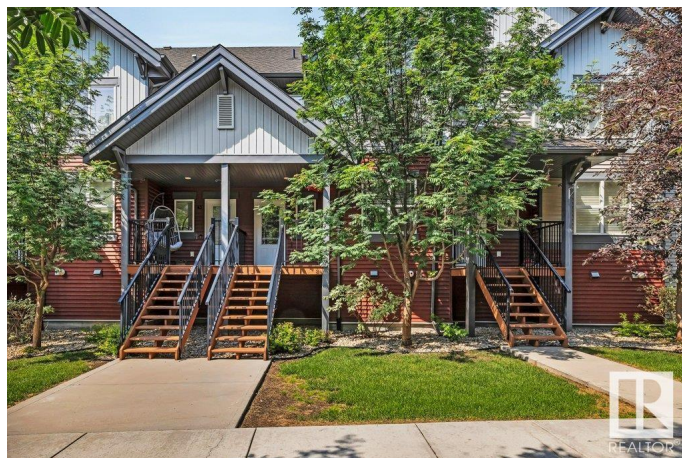
Walker, Edmonton, AB

Lovely 3-bedroom townhouse in the community of Walker. Boasting an amazing main floor with open concept floorplan, 9ft ceilings, oversized windows, laminate floors, spacious living/dining room, large eating bar with black granite counters and finally access to both front and rear decks. The upper level comprises of sleeping quarters with the primary suite including double closets and full 4pc ensuite. Laundry is conveniently located on this level as well with new washer/dryer.. The lower level offers finished storage space plus access to your double attached garage. The property comes complete with new paint and new blinds thru entire home. You will love the low condo fees, tranquil setting and easy access to all of the amenities that surround your new home.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444268  |
| Price          | \$347,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,233     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2012              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 42 655 Watt Boulevard |
| Area        | Edmonton              |
| Subdivision | Walker                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0Y2               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Partial, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 11              |

|           |         |
|-----------|---------|
| Zoning    | Zone 53 |
| Condo Fee | \$270   |

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Listing information last updated on July 6th, 2025 at 9:17pm MDT