

## \$309,900 - 45 603 Watt Boulevard, Edmonton

MLS® #E4442739

**\$309,900**

2 Bedroom, 2.50 Bathroom, 1,262 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to the family community of Walker!

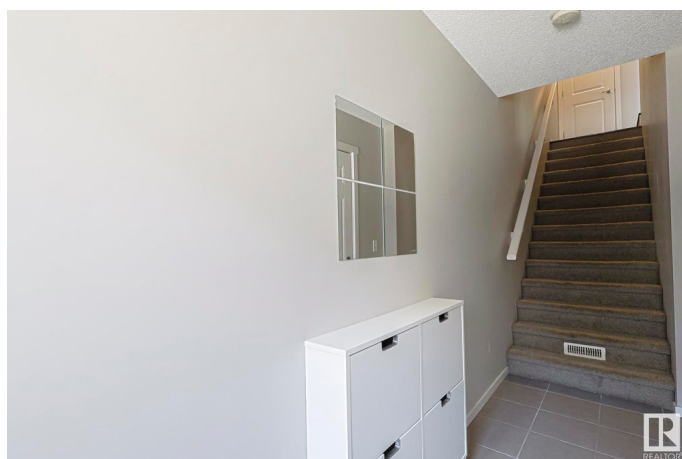
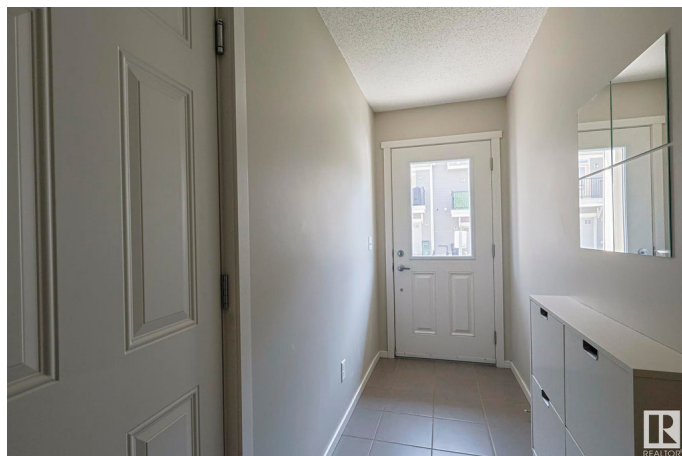
This 2 BED, 2.5 BATH 3 storey townhome has everything that you need. DOUBLE ATTACHED GARAGE, HARDWOOD, 9 FT CEILINGS & GRANITE COUNTER TOPS.

The main floor includes an open floor concept floor plan with 2 piece bath, large living space flowing to the kitchen with access to your balcony. Upstairs you have the laundry with 4 piece bath, large secondary bedroom and primary with 3 piece bath & massive walk-in closet. The lower level includes access to your double attached garage. This home is close to all amenities including South Edmonton Common, Anthony Henday & Edmonton International Airport.

Built in 2009

### Essential Information

MLS® #	E4442739
Price	\$309,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,262
Acres	0.00
Year Built	2009



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	45 603 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P3

### Amenities

Amenities	Ceiling 9 ft., Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Composition
Exterior Features	Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 17th, 2025
Days on Market	1
Zoning	Zone 53
Condo Fee	\$227

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Listing information last updated on June 18th, 2025 at 7:17pm MDT