

## **\$310,000 - 65 603 Watt Boulevard, Edmonton**

MLS® #E4457151

**\$310,000**

2 Bedroom, 2.50 Bathroom, 1,336 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Delightful 3-storey townhome with incredible natural light in the heart of Walker is perfect location to call home! Steps to local school, shopping amenities & backs onto walking trail/green space that enhances serene ambience of surroundings. Home features 2 executive master suites, each with private ensuite & WIC, upper-level laundry closet PLUS, heated, tandem garage (can accommodate 2 cars +) that leads into home via main-level foyer with ample storage. There is a man-door off garage for easy access to west facing back yard. A few steps up, you are greeted with upper-level GREAT ROOM with cozy balcony off spacious kitchen that is adorned with abundance of espresso cabinetry, pantry & raised peninsula bar. Living/dining area is a great space to entertain with gas fireplace & large windows for array of natural light. Desired neutral pallet throughout, central A/C, hardwood on main level, plus powder room. Reasonable condo fees for maintenance free living. Don't let this one slip away! MUST SEE HOME!

Built in 2009

### **Essential Information**

MLS® # E4457151

Price \$310,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,336             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 65 603 Watt Boulevard |
| Area        | Edmonton              |
| Subdivision | Walker                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0P3               |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Parking-Visitor, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking Spaces | 3                                                                                                       |
| Parking        | Single Garage Attached, Tandem                                                                          |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                    |
| Fireplaces        | Insert, Mantel                                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | None, No Basement                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                    |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Corpus Christie Catholic  |
| Middle     | ELLERSLIE CAMPUS K-9      |
| High       | ELDER DR. FRANCIS WHISKEY |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 4                    |
| 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 September 15th, 2025 at 6:02pm MDT