

## \$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	18

Zoning	Zone 53
Condo Fee	\$270

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 July 13th, 2025 at 2:32am MDT