

## \$325,000 - 48 655 Watt Boulevard, Edmonton

MLS® #E4449380

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,629 sqft  
Condo / Townhouse on 0.00 Acres

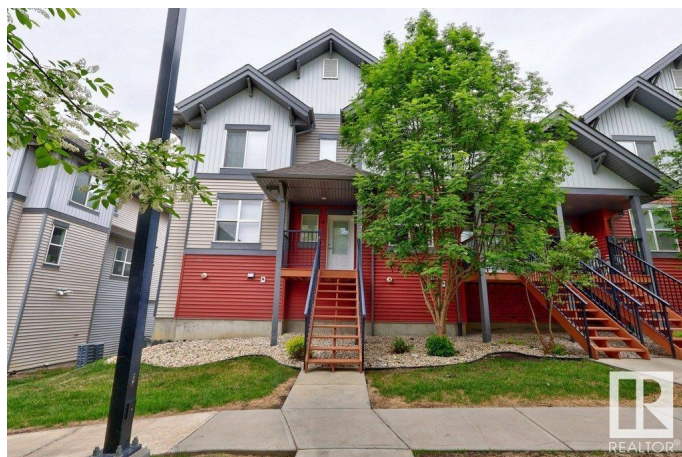
Walker, Edmonton, AB

AIR CONDITIONED END UNIT WITH DOUBLE GARAGE, 9-FOOT CEILINGS & DEN IN WALKER LAKES! Welcome to this bright and stylish END UNIT townhome featuring 3 bedrooms, 2.5 bathrooms, a den, and thoughtful upgrades throughout. Enjoy 9-foot ceilings on the main floor and an open-concept layout perfect for entertaining or relaxing. The kitchen offers modern finishes with plenty of prep and storage space, flowing seamlessly into the living and dining areas. Upstairs, you'll find a spacious primary suite with walk-in closet and ensuite, along with two additional bedrooms and a full bathroom. The main-level den provides a perfect space for a home office, workout area, or playroom. Stay comfortable year-round with central A/C and the convenience of a double attached garage. Ideally located close to schools, shopping, transit, and the Anthony Henday. Come see why this one stands out!

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449380  |
| Price      | \$325,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,629             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 48 655 Watt Boulevard |
| Area        | Edmonton              |
| Subdivision | Walker                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0Y2               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 53         |
| Condo Fee      | \$311           |

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Listing information last updated on August 15th, 2025 at 2:02am MDT