

# **\$319,900 - 155 603 Watt Boulevard, Edmonton**

MLS® #E4432683

**\$319,900**

3 Bedroom, 2.50 Bathroom, 1,374 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Start your homeownership journey w/ style & ease in this beautifully MAINTAINED townhome in SW Edmonton. Enjoy an open-concept main floor w/ 9-foot ceilings, rich finishes & a modern kitchen. The layout flows seamlessly into the dining & living space, study nook, plus a cozy patio. Upstairs, the spacious primary bedroom includes a walk-in closet & ensuite, while 2 additional bedrooms offer flexible space for guests or home office. Youâ€™ll also appreciate the convenience of upstairs LAUNDRY, 2 FULL BATHROOMS & plenty of storage. The INSULATED tandem DOUBLE GARAGE fits 2 vehicles & adds even more space for storage or hobbies. With low-maintenance living, in-suite utilities, VISITOR PARKING RIGHT OFF YOUR DOOR & a QUIET & LANDSCAPED setting close to SCHOOLS, PARKS, SHOPPING & TRANSITâ€”this home offers everything you need to settle in w/ confidence. Or if youâ€™re scaling your investment portfolio, this is a smart buy - low-maintenance, only \$232 condo fee, NO HOA fees, high-appeal property in a prime location!

Built in 2011

## **Essential Information**

MLS® # E4432683

Price \$319,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,374
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	155 603 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P3

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite
Parking Spaces	3
Parking	Double Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Paved

Lane, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ellerslie/Corpus Christi
Middle	Ellerslie/Corpus Christi
High	J Percy Page/Holy Trinity

### Additional Information

Date Listed	April 25th, 2025
Days on Market	1
Zoning	Zone 53
Condo Fee	\$232

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 April 25th, 2025 at 10:47pm MDT