# \$344,900 - 56 655 Watt Boulevard, Edmonton

MLS® #E4426024

#### \$344,900

3 Bedroom, 2.50 Bathroom, 1,444 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Located in Walker with an easy walk to the lake this 3 storey offers 3 bedrooms, 3 bathrooms & a nice open floorplan with 9ft ceilings. The kitchen features granite countertops with decorative tile backsplash & a pantry plus stainless steel appliances. The quality cabinets are soft close & the large island is great for eating & food prep. The dining area is spacious & overlooks the living room that leads to a outside deck with gas hookup that provides a nice view of the green space in the front of the complex. The 3 bedrooms are on the top floor and the primary features a 4pc ensuite & his and hers closets. Finishing off the upper floor is another 4pc bathroom & the convenient laundry stackable washer & dryer. On the main floor level you have a flex room that could be a den or a tv/music/crafts or hobby room. The double garage is a nice size & has a floor drain. The complex has a social clubhouse for all condo owners to use that also provide a gym/exercise room. Excellent locations close to all amenities.



Built in 2012

#### **Essential Information**

| MLS® # | E4426024  |
|--------|-----------|
| Price  | \$344,900 |

| Bedrooms       | 3                 |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,444             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Туре           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

## **Community Information**

| Address     | 56 655 Watt Boulevard |
|-------------|-----------------------|
| Area        | Edmonton              |
| Subdivision | Walker                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0Y2               |

## Amenities

| Amenities | Deck,  | Exercise   | Room, F     |
|-----------|--------|------------|-------------|
|           | System | n-Roughed- | In, Natural |
| Parking   | Double | Garage At  | tached, Ins |

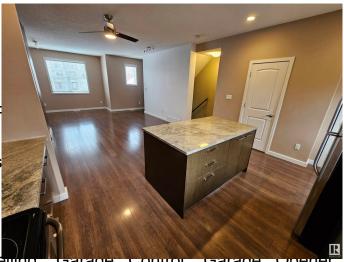
### Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Dishwasher-Built-In, Fan-Cening, Garage Control, Garage Opener,      |
|                   | Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |
|                   |  |

## Exterior

| Exterior          | Wood, Vinyl   |
|-------------------|---|
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |





ConstructionWood, VinylFoundationConcrete Perimeter

#### **Additional Information**

| Date Listed    | March 15th, 2025 |
|----------------|------------------|
| Days on Market | 93               |
| Zoning         | Zone 53          |
| Condo Fee      | \$283            |

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Listing information last updated on June 16th, 2025 at 11:02am MDT