

Courtesy Of Brian R Ray Of Exp Realty

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

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MLS® #E4426024

**\$344,900**

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

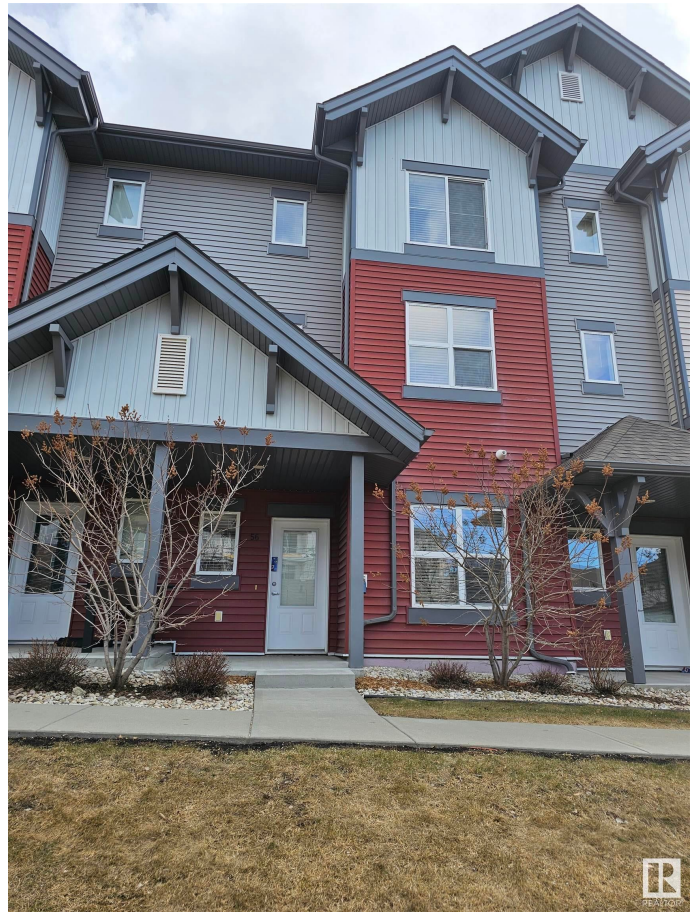
Walker, Edmonton, AB

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  
 Type 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**

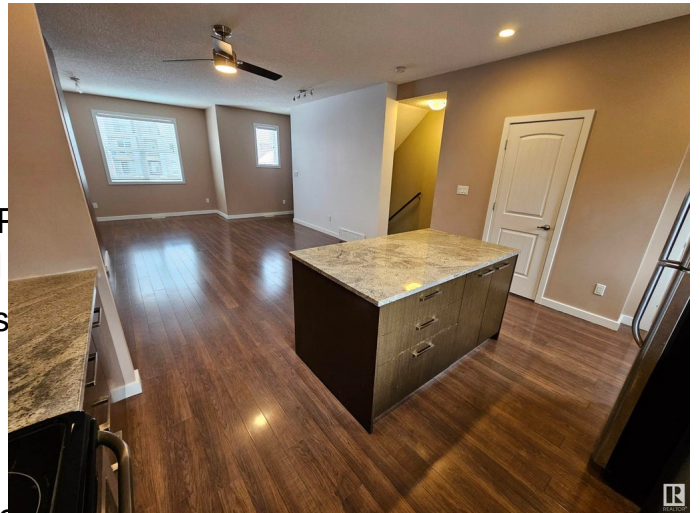
Amenities Deck, Exercise Room, F  
 System-Roughed-In, Natural  
 Parking Double Garage Attached, Ins

**Interior**

Interior Features ensuite bathroom  
 Appliances Dishwasher-Built-In, Fan-Ceiling, 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



Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	94
Zoning	Zone 53
Condo Fee	\$283

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Listing information last updated on June 17th, 2025 at 7:17am MDT