

## \$309,900 - 45 603 Watt Boulevard, Edmonton

MLS® #E4442739

**\$309,900**

2 Bedroom, 2.50 Bathroom, 1,262 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to the family community of Walker!

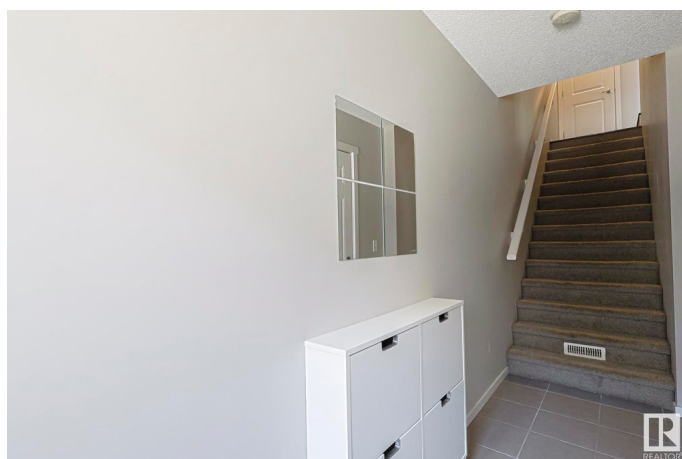
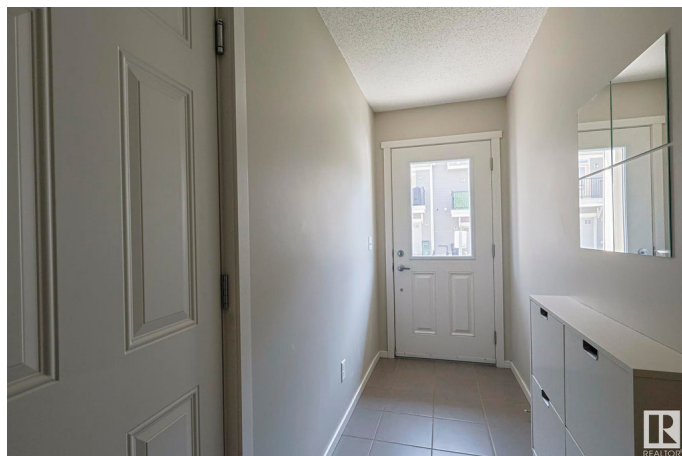
This 2 BED, 2.5 BATH 3 storey townhome has everything that you need. DOUBLE ATTACHED GARAGE, HARDWOOD, 9 FT CEILINGS & GRANITE COUNTER TOPS.

The main floor includes an open floor concept floor plan with 2 piece bath, large living space flowing to the kitchen with access to your balcony. Upstairs you have the laundry with 4 piece bath, large secondary bedroom and primary with 3 piece bath & massive walk-in closet. The lower level includes access to your double attached garage. This home is close to all amenities including South Edmonton Common, Anthony Henday & Edmonton International Airport.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442739  |
| Price          | \$309,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,262     |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 3 Storey          |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 45 603 Watt Boulevard |
| Area        | Edmonton              |
| Subdivision | Walker                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0P3               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 53         |
| Condo Fee      | \$227           |

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Listing information last updated on June 18th, 2025 at 9:32am MDT