

Courtesy Of Brian R Ray Of Exp Realty

\$350,000 - 56 655 Watt Boulevard, Edmonton

MLS® #E4426024

\$350,000

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	\$350,000



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	47
Zoning	Zone 53
Condo Fee	\$283

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