# \$352,000 - 163 603 Watt Boulevard, Edmonton

MLS® #E4431605

#### \$352,000

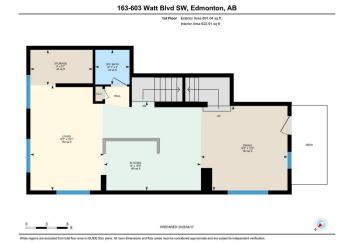
3 Bedroom, 2.50 Bathroom, 1,669 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautiful END-UNIT townhome located in the vibrant community of Walker, SE Edmonton – offering LOW CONDO FEES of just \$233.72/month! This well-maintained home is ideally situated just a 10-MIN WALK to both Ellerslie Primary and Corpus Christi Catholic School, and only a 3-MIN DRIVE to the Harvest Pointe Shopping Plaza, where you'II find Walmart, Sobey's, Superstore, coffee shops, restaurants, medical clinics, and a gym. Enjoy scenic surroundings with nearby ponds and walking trails perfect for outdoor activities and relaxation. Inside, this spacious townhome offers 3 BEDROOMS and 2.5 BATHROOMS, plus a flexible LOWER-FLOOR DEN currently used as a bedroom, and an OFFICE/STORAGE on the main level. The bright and open layout includes a BALCONY off the dining area, ideal for morning coffee or summer BBQs. Additional features include CENTRAL AIR CONDITIONING, a WATER FILTRATION SYSTEM and a DOUBLE ATTACHED GARAGE with a FULL DRIVEWAY. Don't miss out!







Built in 2011

### **Essential Information**

MLS® # E4431605 Price \$352,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,669
Acres	0.00
Year Built	2011
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

# **Community Information**

Address	163 603 Watt Boulevard	
Area	Edmonton	
Subdivision	Walker	
City	Edmonton	
County	ALBERTA	
Province	AB	
Postal Code	T6X 0P3	

# Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., No Smoking Home, Parking-Extra, Patio
Parking Spaces	4
Parking	Double Garage Attached

# Interior

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

#### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	1
Zoning	Zone 53
Condo Fee	\$234

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 19th, 2025 at 9:17am MDT