# \$299,900 - 25 603 Watt Boulevard, Edmonton

MLS® #E4442499

## \$299,900

2 Bedroom, 2.50 Bathroom, 1,428 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Affordable luxury meets smart design in this 2 BEDROOM + DEN townhome by Homes by Aviâ€"perfect for young professionals or couples starting out! The open-concept main floor offers a spacious kitchen with a large island, raised eating bar, pantry, and tons of cabinet space. Garden doors open to your private north-facing balcony with a gas lineâ€"ideal for after-work BBQs or lazy weekend lounging. Enjoy a bright living room full of natural light, a generous dining area for hosting, and a convenient main floor powder room. Upstairs features a primary suite with full ensuite and walk-in closet, a second bedroom, and a cozy denâ€"perfect for an office, nursery, or hobby room. You'II also find laundry and a 4-piece bath on this level. The double attached tandem garage includes a closed-off storage/workshop area for your tools or hockey gear. Enjoy a landscaped courtyard with natural walking trails and green space. Close to cafes, shopping, schools, and transitâ€" this home checks every box!

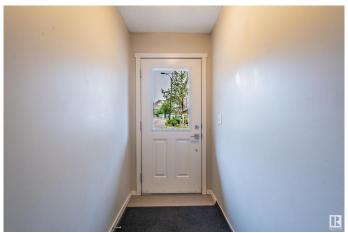


#### **Essential Information**

MLS® # E4442499 Price \$299,900

Bedrooms 2







Bathrooms 2.50
Full Baths 2

Half Baths 1

Square Footage 1,428 Acres 0.00 Year Built 2009

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 25 603 Watt Boulevard

Area Edmonton
Subdivision Walker
City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0P3

## **Amenities**

Amenities Ceiling 9 ft., Natural Gas BBQ Hookup

Parking Double Garage Attached, Tandem

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Ellerslie Campus School
Middle Ellerslie Campus School
High Elder Dr. Francis School

## **Additional Information**

Date Listed June 14th, 2025

Days on Market 11

Zoning Zone 53 Condo Fee \$228

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Listing information last updated on June 25th, 2025 at 9:17am MDT