

# **\$349,900 - 71 655 Watt Boulevard, Edmonton**

MLS® #E4447141

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,383 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Live in Southern Springs, A Park Homes built community! Located in Walker lakes and minutes to the Edmonton International airport, South Edmonton Common, and schools and major transportation routes. This 3-storey town-home boasts a fantastic layout with ground-level over-sized double tandem attached garage that will easily fit all Truck lengths at 36' depth with tons of room to spare. The main floor has 9 ft. ceilings, quartz counter tops, tiled back-splash and an open concept layout with Vinyl plank laminate flooring and a 1/2 bath. 6 Appliances included! Upstairs, we find 3 bedrooms with the master boasting an en-suite with a 4 piece bath, and a main bathroom with a standalone shower. The community has a social club amenity center with a party room and fully equipped fitness room and no landscaping or snow removal worries.

Built in 2021

## **Essential Information**

MLS® #	E4447141
Price	\$349,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,383
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	71 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### Amenities

Amenities	Closet Organizers
Parking	Double Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Schools
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
-------------	-----------------

Days on Market	1
Zoning	Zone 53
Condo Fee	\$236

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 July 11th, 2025 at 10:48am MDT