

Courtesy Of Erin R Sneazwell Of Century 21 Masters

## \$329,900 - 45 655 Watt Boulevard, Edmonton

MLS® #E4463705

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,358 sqft  
Condo / Townhouse on 0.00 Acres

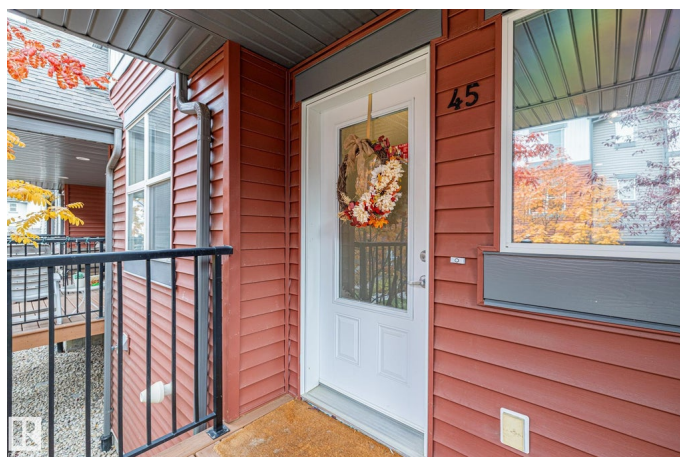
Walker, Edmonton, AB

Modern style meets everyday function! This updated townhouse features black quartz counters, newer lighting, updated kitchen appliances, and even central A/C! The bright, open living area is perfect for relaxing or entertaining, while upstairs, the spacious primary suite offers double closets, a 4-piece ensuite, and plenty of room to unwind. Thoughtful upgrades include new bathroom fans, motion-sensor stairway lighting, and updated CO2/smoke detectors. Step onto your private balcony—complete with wood tiles, greenery, and a privacy screen that all stay! The garage is a dream with hot and cold water taps, a drain, and smart storage solutions. Downstairs, you’ll find a versatile flex space, ready for your workouts, hobbies, or home office. Located in a well-maintained, tree-lined complex with an affordable condo fee and close to all amenities, this stylish and functional home truly checks all the boxes!

Built in 2012

### Essential Information

MLS® #	E4463705
Price	\$329,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,358
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	45 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Parking-Visitor, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
Heating	Baseboard, Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Ellerslie Campus

Middle Ellerslie Campus

High Holy Trinity|J Percy Page

### **Additional Information**

Date Listed October 27th, 2025

Days on Market 2

Zoning Zone 53

Condo Fee \$311

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Listing information last updated on October 29th, 2025 at 1:02am MDT