

# **\$319,900 - 155 603 Watt Boulevard, Edmonton**

MLS® #E4432683

**\$319,900**

3 Bedroom, 2.50 Bathroom, 1,374 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Start your homeownership journey w/ style & ease in this beautifully MAINTAINED townhome in SW Edmonton. Enjoy an open-concept main floor w/ 9-foot ceilings, rich finishes & a modern kitchen. The layout flows seamlessly into the dining & living space, study nook, plus a cozy patio. Upstairs, the spacious primary bedroom includes a walk-in closet & ensuite, while 2 additional bedrooms offer flexible space for guests or home office. Youâ€™ll also appreciate the convenience of upstairs LAUNDRY, 2 FULL BATHROOMS & plenty of storage. The INSULATED tandem DOUBLE GARAGE fits 2 vehicles & adds even more space for storage or hobbies. With low-maintenance living, in-suite utilities, VISITOR PARKING RIGHT OFF YOUR DOOR & a QUIET & LANDSCAPED setting close to SCHOOLS, PARKS, SHOPPING & TRANSITâ€”this home offers everything you need to settle in w/ confidence. Or if youâ€™re scaling your investment portfolio, this is a smart buy - low-maintenance, only \$232 condo fee, NO HOA fees, high-appeal property in a prime location!

Built in 2011

## **Essential Information**

MLS® # E4432683

Price \$319,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,374             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 155 603 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 0P3                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite |
| Parking Spaces | 3  |
| Parking        | Double Garage Attached, Tandem   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, See Remarks   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Paved |

Lane, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Ellerslie/Corpus Christi  |
| Middle     | Ellerslie/Corpus Christi  |
| High       | J Percy Page/Holy Trinity |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 53          |
| Condo Fee      | \$232            |

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Listing information last updated on April 28th, 2025 at 9:02pm MDT