

## \$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 | 33      |
| Zoning         | Zone 53 |
| Condo Fee      | \$270   |

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 August 12th, 2025 at 8:32am MDT