

## \$355,000 - 55 655 Watt Boulevard, Edmonton

MLS® #E4440842

**\$355,000**

2 Bedroom, 2.50 Bathroom, 1,537 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

This immaculate end unit townhouse has an incredible design with over 1,500 sqft of living space. It features a large living room with a 9 foot ceiling, lots of natural light, and a spacious kitchen equipped with stainless steel appliances, granite countertops, very large island, built in buffet with a wine cooler, and pantry. This floor also has a 2 piece bathroom and large deck. Upstairs you will find two spacious primary bedrooms with two full bath ensuites and plenty of closet space. The washer and dryer are conveniently located in the upper floor. Other bonuses included are the double attached garage and a central A/C for hot summer days. The amenities include a clubhouse (social room and gym), visitor parking, lake access and more. Located in Walker Lakes only minutes from south common and the international airport. Move in ready!

Built in 2012

### Essential Information

MLS® #	E4440842
Price	\$355,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,537
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	55 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Club House, Detectors Smoke, Exercise Room, Parking-Visitor, See Remarks
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Wine/Beverage Cooler, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025  
Days on Market                63  
Zoning                              Zone 53  
Condo Fee                        \$290

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