

\$299,900 - 25 603 Watt Boulevard, Edmonton

MLS® #E4442499

\$299,900

2 Bedroom, 2.50 Bathroom, 1,428 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Affordable luxury meets smart design in this 2 BEDROOM + DEN townhome by Homes by Aviâ€”perfect for young professionals or couples starting out! The open-concept main floor offers a spacious kitchen with a large island, raised eating bar, pantry, and tons of cabinet space. Garden doors open to your private north-facing balcony with a gas lineâ€”ideal for after-work BBQs or lazy weekend lounging. Enjoy a bright living room full of natural light, a generous dining area for hosting, and a convenient main floor powder room. Upstairs features a primary suite with full ensuite and walk-in closet, a second bedroom, and a cozy denâ€”perfect for an office, nursery, or hobby room. Youâ€™™ll also find laundry and a 4-piece bath on this level. The double attached tandem garage includes a closed-off storage/workshop area for your tools or hockey gear. Enjoy a landscaped courtyard with natural walking trails and green space. Close to cafes, shopping, schools, and transitâ€” this home checks every box!

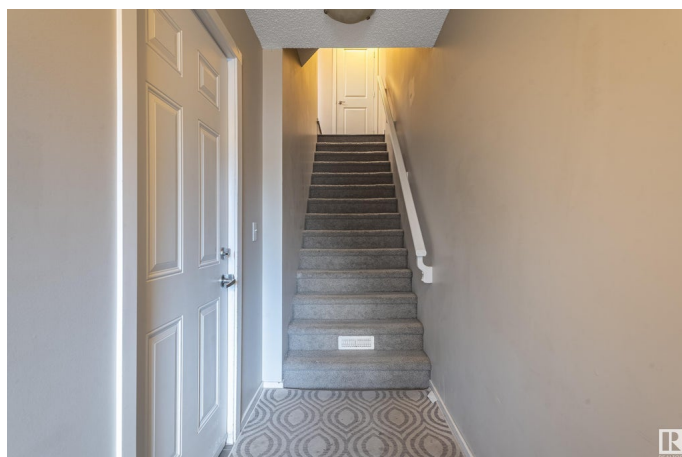
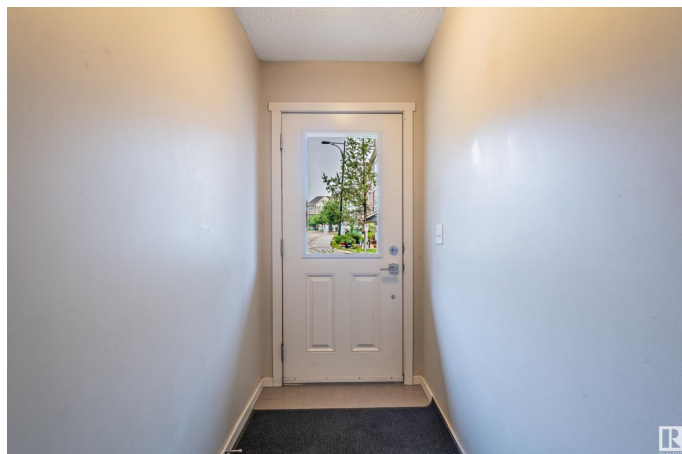
Built in 2009

Essential Information

MLS® # E4442499

Price \$299,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,428
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	25 603 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P3

Amenities

Amenities	Ceiling 9 ft., Natural Gas BBQ Hookup
Parking	Double Garage Attached, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Ellerslie Campus School
Middle Ellerslie Campus School
High Elder Dr. Francis School

Additional Information

Date Listed June 14th, 2025
Days on Market 3
Zoning Zone 53
Condo Fee \$228

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 June 17th, 2025 at 3:47am MDT