

## **\$364,500 - 119 655 Watt Boulevard, Edmonton**

MLS® #E4431794

### **\$364,500**

3 Bedroom, 2.50 Bathroom, 1,641 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautiful end unit townhouse located in the community of Walker. Over 1640 sqft open floor plan with 3 bedrooms plus a den, 2.5 bathrooms & double attached garage. Large and bright living room with plenty of windows, spacious kitchen equipped with stainless steel appliances (brand new stove and a few months old microwave), quartz counter top, an island and a pantry. The kitchen leads to a large balcony with BBQ gas hookup. This floor is completed with a 2 piece powder room and an electric fireplace. The primary bedroom features a walk in closet, a regular closet & a 3 piece en-suite with a large shower. The other 2 bedrooms share a 4 piece bathroom. The laundry room is conveniently located in the upper level. The whole house has been freshly painted. The hot water tank and humidifier have been replaced 2 years ago. The complex has a clubhouse including an exercise room and a social room steps away from the unit. Close to all amenities, park, lake, restaurants and Anthony Henday.

Built in 2016

### **Essential Information**

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Price \$364,500

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,641
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	119 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### Amenities

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

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Vent Free
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Landscaped, Playground I Shopping Nearby, See Rema
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	35
Zoning	Zone 53
Condo Fee	\$318



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