

## \$359,900 - #25 655 Watt Blvd, Edmonton

MLS® #E4437600

**\$359,900**

2 Bedroom, 2.50 Bathroom, 1,630 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to Southern Springs, located in the vibrant and growing community of Walker. This stylish and well-maintained townhouse offers the perfect blend of comfort, function, and convenience. The entry level features a versatile flex room—ideal for a home office, gym, or guest space—as well as access to the double attached garage. Upstairs, you'll find a bright, open-concept living area with beautiful hardwood flooring, large windows that flood the space with natural light, and a spacious kitchen complete with a huge island and plenty of storage. Step onto the sunny balcony to enjoy your morning coffee or unwind at the end of the day. The top floor hosts two generous bedrooms, each with its own private ensuite, offering privacy and comfort. Ideally situated close to parks, schools, shopping, public transit, and all essential amenities, this home truly has it all.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437600  |
| Price      | \$359,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,630             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | #25 655 Watt Blvd |
| Area        | Edmonton          |
| Subdivision | Walker            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 0Y2           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | ELLERSLIE CAMPUS     |
| Middle     | KISEWATISIWIN        |
| High       | FRANCIS WHISKEY JACK |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 48             |
| Zoning         | Zone 53        |
| Condo Fee      | \$311          |

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Listing information last updated on July 8th, 2025 at 6:32am MDT