

# \$326,000 - 23 655 Watt Boulevard, Edmonton

MLS® #E4445209

## \$326,000

3 Bedroom, 2.50 Bathroom, 1,453 sqft  
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to Southern Springs in SW Edmonton, where comfort meets convenience in this 2011-built, 1,453 sq ft, 3-bedroom townhouse with a double attached garage and lake views from the balcony. Three finished levels offering ample space for living and entertaining. Modern kitchen with plenty of cabinet storage and stainless kitchen appliances. Expansive living and dining rooms with access to a large deck for a gas BBQ hookup. Ground floor flex space perfect for a home office plus direct garage access. Southern Spring offers privacy, secured parking, and visitor parking in a well-maintained complex. Close to parks, schools, shopping, public transit, and all essential amenities



Built in 2011

## Essential Information

MLS® #	E4445209
Price	\$326,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,453
Acres	0.00

Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	23 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### Amenities

Amenities	No Animal Home, No Sm Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Wind
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Park/Reserve, Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 1st, 2025
Days on Market	7



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 July 8th, 2025 at 11:32am MDT