

\$309,900 - 45 603 Watt Boulevard, Edmonton

MLS® #E4442739

\$309,900

2 Bedroom, 2.50 Bathroom, 1,262 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to the family community of Walker!

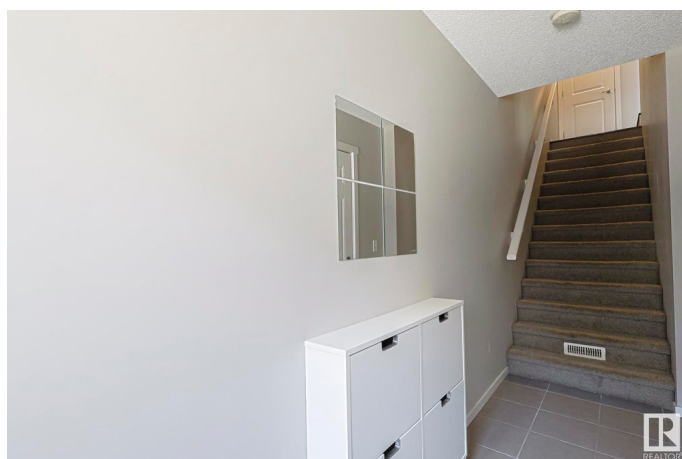
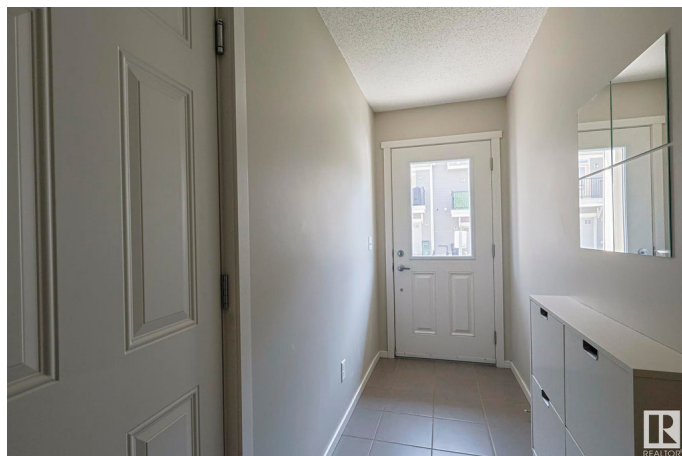
This 2 BED, 2.5 BATH 3 storey townhome has everything that you need. TANDEM ATTACHED GARAGE, HARDWOOD, 9 FT CEILINGS & GRANITE COUNTER TOPS.

The main floor includes an open floor concept floor plan with 2 piece bath, large living space flowing to the kitchen with access to your balcony. Upstairs you have the laundry with 4 piece bath, large secondary bedroom and primary with 3 piece bath & massive walk-in closet. The lower level includes access to your double attached garage. This home is close to all amenities including South Edmonton Common, Anthony Henday & Edmonton International Airport.

Built in 2009

Essential Information

MLS® #	E4442739
Price	\$309,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,262
Acres	0.00
Year Built	2009



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	45 603 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P3

Amenities

Amenities	Ceiling 9 ft., Deck
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Composition
Exterior Features	Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 17th, 2025
Days on Market	7
Zoning	Zone 53

Condo Fee \$227

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Listing information last updated on June 24th, 2025 at 5:32am MDT