

Courtesy Of Lenny C Burt Of MaxWell Progressive

## **\$349,900 - 31 655 Watt Boulevard, Edmonton**

MLS® #E4433065

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,464 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to Southern Springs in the vibrant community of Walker! This upgraded 3 bedroom, 2.5 bathroom townhouse offers style, comfort, and convenience. The entry level features a storage nook, utility room, and access to the double attached garage. Upstairs, you'll find a bright open-concept kitchen and living area, complete with new luxury vinyl plank flooring, an updated backsplash, under-cabinet lighting, a new under-mount sink, and fresh paint throughout. Step onto the sunny balcony for a morning coffee or a breath of fresh air. The top floor hosts two spacious bedrooms, a full bathroom, a laundry area with new front-loading washer and dryer, and a beautiful primary suite with a private ensuite. Enjoy upgrades like new carpeting, porcelain tile, heated floors in both upstairs bathrooms, flat ceilings, and a water softener. Bonus: this unit features central air conditioning-one of the few in the complex approved for A/C! Move-in ready with all the right updates. Social room and gym onsite!

Built in 2011

### **Essential Information**

MLS® # E4433065

Price \$349,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,464
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	31 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### Amenities

Amenities	Air Conditioner, Patio
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	Airport Nearby, Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 26th, 2025
Days on Market	6
Zoning	Zone 53
Condo Fee	\$283

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