

## **\$344,900 - 56 655 Watt Boulevard, Edmonton**

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MLS® #E4445396

### **\$344,900**

3 Bedroom, 2.50 Bathroom, 1,444 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Located in Walker with an easy walk to the lake this 3 storey offers 3 bedrooms, 3 bathrooms & a nice open floorplan with 9ft ceilings. The kitchen features granite countertops with decorative tile backsplash & a pantry plus stainless steel appliances. The quality cabinets are soft close & the large island is great for eating & food prep. The dining area is spacious & overlooks the living room that leads to a outside deck with gas hookup that provides a nice view of the green space in the front of the complex. The 3 bedrooms are on the top floor and the primary features a 4pc ensuite & his and hers closets. Finishing off the upper floor is another 4pc bathroom & the convenient laundry stackable washer & dryer. On the main floor level you have a flex room that could be a den or a tv/music/crafts or hobby room. The double garage is a nice size & has a floor drain. The complex has a social clubhouse for all condo owners to use that also provide a gym/exercise room. Excellent locations close to all amenities.

Built in 2012

### **Essential Information**

MLS® #                    E4445396

Price                      \$344,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,444
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	56 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### Amenities

Amenities	Deck, Exercise Room, F System-Roughed-In, Natural
Parking	Double Garage Attached, Ins

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles



Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 1st, 2025
Days on Market	49
Zoning	Zone 53
Condo Fee	\$283

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