

## **\$352,000 - 163 603 Watt Boulevard, Edmonton**

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MLS® #E4431605

**\$352,000**

3 Bedroom, 2.50 Bathroom, 1,669 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautiful END-UNIT townhome located in the vibrant community of Walker, SE Edmonton â€” offering LOW CONDO FEES of just \$233.72/month! This well-maintained home is ideally situated just a 10-MIN WALK to both Ellerslie Primary and Corpus Christi Catholic School, and only a 3-MIN DRIVE to the Harvest Pointe Shopping Plaza, where youâ€™ll find Walmart, Sobey's, Superstore, coffee shops, restaurants, medical clinics, and a gym. Enjoy scenic surroundings with nearby ponds and walking trails perfect for outdoor activities and relaxation. Inside, this spacious townhome offers 3 BEDROOMS and 2.5 BATHROOMS, plus a flexible LOWER-FLOOR DEN currently used as a bedroom, and an OFFICE/STORAGE on the main level. The bright and open layout includes a BALCONY off the dining area, ideal for morning coffee or summer BBQs. Additional features include CENTRAL AIR CONDITIONING, a WATER FILTRATION SYSTEM and a DOUBLE ATTACHED GARAGE with a FULL DRIVEWAY. Don't miss out!



Built in 2011

### **Essential Information**

MLS® #                    E4431605

Price                      \$352,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,669
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	163 603 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P3

### Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., No Smoking Home, Parking-Extra, Patio
Parking Spaces	4
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	Back Lane, Low Maintenance Landscape, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	24
Zoning	Zone 53
Condo Fee	\$234

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Listing information last updated on May 12th, 2025 at 5:47pm MDT