

## \$299,900 - 45 603 Watt Boulevard, Edmonton

MLS® #E4442739

**\$299,900**

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 DOUBLE ATTACHED GARAGE, HARDWOOD, 9 FT CEILINGS. 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	\$299,900
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

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 June 24th, 2025 at 6:02pm MDT