

## \$309,000 - 7 655 Watt Boulevard, Edmonton

MLS® #E4439115

**\$309,000**

3 Bedroom, 2.50 Bathroom, 1,484 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Exceptional value in the desirable community of Walker! This spacious 3-storey townhouse offers 3 bedrooms, 2.5 bathrooms, and a smart layout ideal for first-time buyers. The entry level features a double attached garage and a versatile denâ€”perfect for a home office. The second floor boasts an open-concept living area with 9' ceilings, laminate flooring, and plenty of natural light. The upgraded kitchen includes granite countertops, a pantry, and access to a maintenance-free balcony with gas BBQ hookup. Upstairs, the primary suite offers double closets and a 4pc ensuite with window, plus two more bedrooms, a full bath, and upper-floor laundry. Residents enjoy on-site fitness and social rooms for a low monthly fee. Conveniently located near schools, shopping, parks, trails, and public transitâ€”this home offers comfort, style, and unbeatable value.

Built in 2011

### Essential Information

MLS® #	E4439115
Price	\$309,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,484
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	7 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Hot Water Natural Gas, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, 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, Brick
Exterior Features	Airport Nearby, Commercial, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	4
Zoning	Zone 53
Condo Fee	\$283

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Listing information last updated on June 2nd, 2025 at 7:32am MDT