

\$349,900 - 71 655 Watt Boulevard, Edmonton

MLS® #E4447141

\$349,900

3 Bedroom, 2.50 Bathroom, 1,383 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Live in Southern Springs, A Park Homes built community! Located in Walker lakes and minutes to the Edmonton International airport, South Edmonton Common, and schools and major transportation routes. This 3-storey town-home boasts a fantastic layout with ground-level over-sized double tandem attached garage that will easily fit all Truck lengths at 36' depth with tons of room to spare. The main floor has 9 ft. ceilings, quartz counter tops, tiled back-splash and an open concept layout with Vinyl plank laminate flooring and a 1/2 bath. 6 Appliances included! Upstairs, we find 3 bedrooms with the master boasting an en-suite with a 4 piece bath, and a main bathroom with a standalone shower. The community has a social club amenity center with a party room and fully equipped fitness room and no landscaping or snow removal worries.

Built in 2021

Essential Information

MLS® #	E4447141
Price	\$349,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,383
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	71 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

Amenities

Amenities	Closet Organizers
Parking	Double Garage Attached, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Schools
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 10th, 2025
-------------	-----------------

Days on Market	14
Zoning	Zone 53
Condo Fee	\$270

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 July 24th, 2025 at 10:17am MDT