

# **\$314,900 - 19 655 Watt Boulevard, Edmonton**

MLS® #E4433507

**\$314,900**

3 Bedroom, 2.50 Bathroom, 1,445 sqft  
Condo / Townhouse on 0.00 Acres

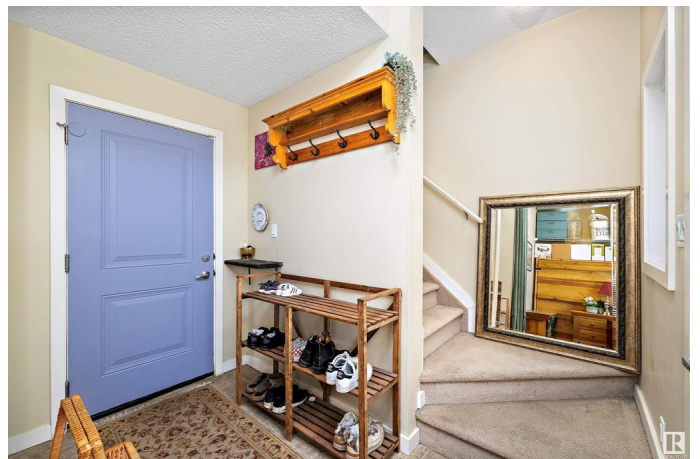
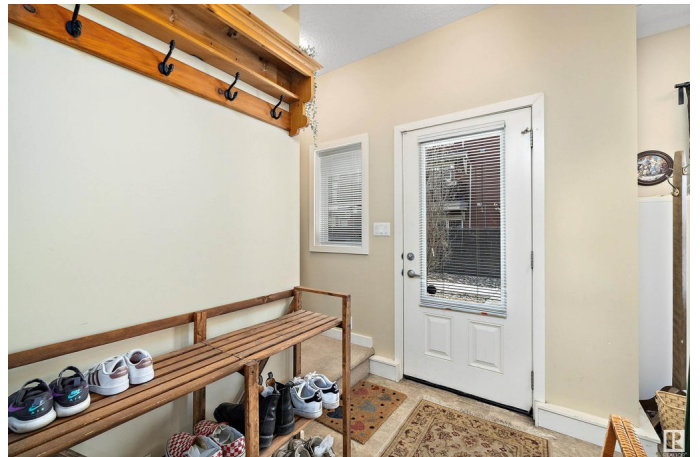
Walker, Edmonton, AB

Immaculate 3-Storey Townhouse in Walker! Exceptionally well-maintained townhouse in family-friendly complex near Corpus Christi School and park. 3-bedroom, 2.5-bath home is ideal for first-time buyers, young families, or professionals seeking a low-maintenance lifestyle. With over 1,300 sq ft of thoughtfully designed living space across three levels, you™ enjoy features like upper-floor laundry, private ensuite bath, granite countertops throughout and durable laminate flooring. The spacious double attached garage provides warmth and convenience during Alberta™s winters, while the second-floor balcony offers the perfect spot for your morning coffee. Plus, enjoy peace of mind with low condo fees, pet-friendly policies (with board approval), and access to a residents-only amenity centre that includes a full fitness facility. This move-in ready home truly checks all the boxes – come see for yourself!

Built in 2011

## **Essential Information**

MLS® #	E4433507
Price	\$314,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,445
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	19 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### Amenities

Amenities	Air Conditioner, Front Porch
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, 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, Vinyl
Exterior Features	Backs Onto Park/Trees, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 30th, 2025  
Days on Market                1  
Zoning                              Zone 53  
Condo Fee                        \$283

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Listing information last updated on May 1st, 2025 at 5:47am MDT