

## \$324,999 - 137 603 Watt Boulevard, Edmonton

MLS® #E4441596

**\$324,999**

3 Bedroom, 2.50 Bathroom, 1,395 sqft  
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

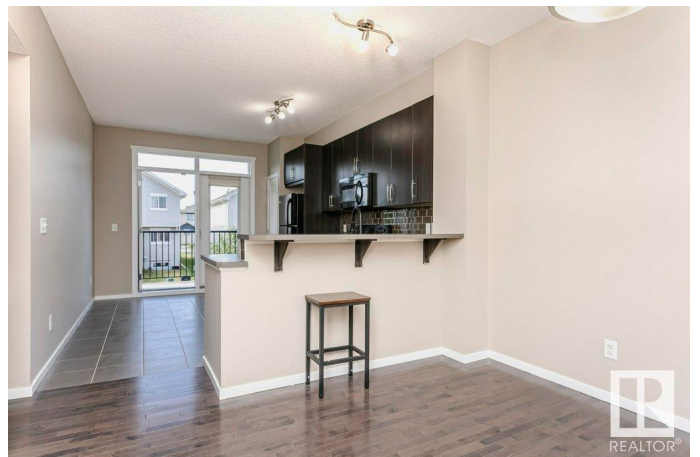
Welcome to a stylish and spacious 3-bedroom. 3-bath townhome in the heart of Walker Lakes.

This bright and modern home features 9-foot ceilings and an open concept main living area, perfect for entertaining or relaxing in comfort. The kitchen flows seamlessly into the dining and living areas, with access to a private balcony complete with a natural gas hookup, ideal for year-round grilling. Upstairs, you'll find three bedrooms, including a primary suite with a private ensuite. Additional highlights include a tandem garage with an additional parking pad outside, ample storage, and access to multiple nearby walking paths. This unit has been freshly painted and carpets have been professionally cleaned. Conveniently located near schools, shopping, freeways, and public transit, this home offers both comfort and lifestyle in one of Edmonton's desirable communities.

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441596  |
| Price      | \$324,999 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,395             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 137 603 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 0P3                |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Smoking Home, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking Spaces | 3                                                                                                             |
| Parking        | Over Sized, Single Garage Attached, Tandem                                                                    |

### 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 | Airport Nearby, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 10th, 2025  
Days on Market                7  
Zoning                              Zone 53  
Condo Fee                        \$234

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