

\$324,900 - 45 655 Watt Boulevard, Edmonton

MLS® #E4463705

\$324,900

3 Bedroom, 2.50 Bathroom, 1,358 sqft

Condo / Townhouse on 0.00 Acres

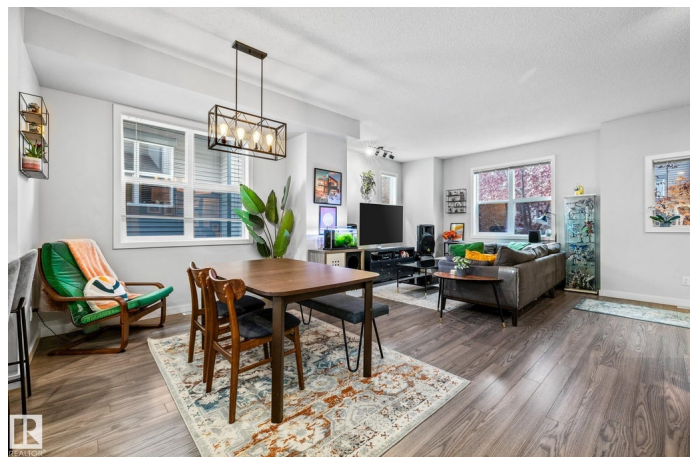
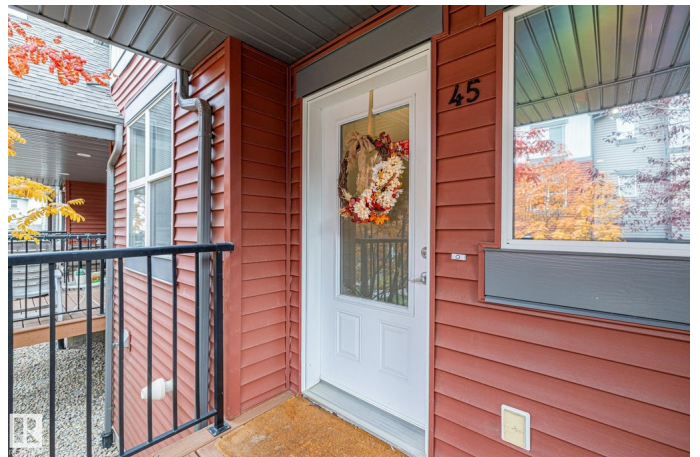
Walker, Edmonton, AB

Modern style meets everyday function! This updated townhouse features black quartz counters, newer lighting, updated kitchen appliances, and even central A/C! The bright, open living area is perfect for relaxing or entertaining, while upstairs, the spacious primary suite offers double closets, a 4-piece ensuite, and plenty of room to unwind. Thoughtful upgrades include new bathroom fans, motion-sensor stairway lighting, and updated CO2/smoke detectors. Step onto your private balcony—complete with wood tiles, greenery, and a privacy screen that all stay! The garage is a dream with hot and cold water taps, a drain, and smart storage solutions. Downstairs, you™ll find a versatile flex space, ready for your workouts, hobbies, or home office. Located in a well-maintained, tree-lined complex with an affordable condo fee and close to all amenities, this stylish and functional home truly checks all the boxes!

Built in 2012

Essential Information

MLS® #	E4463705
Price	\$324,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,358
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	45 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Parking-Visitor, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	2
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, See Remarks
Heating	Baseboard, Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Ellerslie Campus
Middle Ellerslie Campus
High Holy Trinity|J Percy Page

Additional Information

Date Listed October 27th, 2025
Days on Market 11
Zoning Zone 53
Condo Fee \$311

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