

## \$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, youâ€™ll 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 Albertaâ€™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 â€“ come see for yourself!

Built in 2011

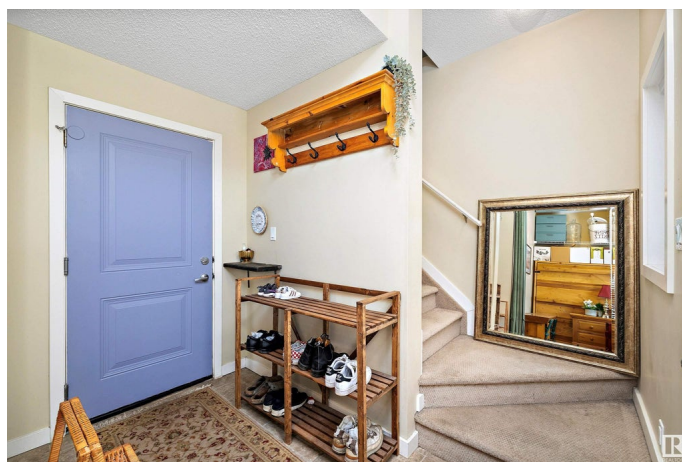
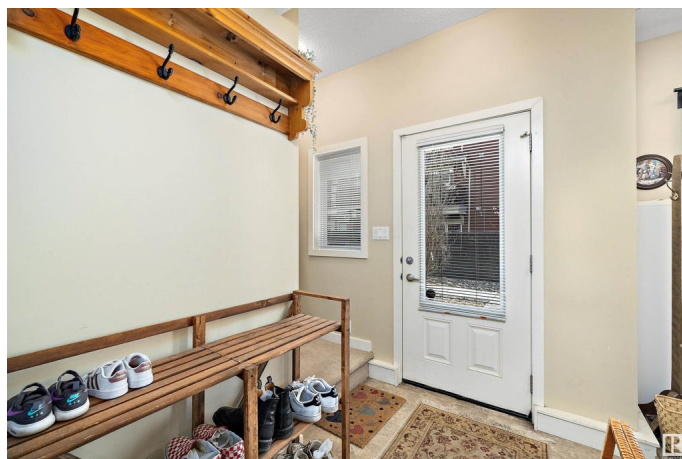
### Essential Information

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                12  
Zoning                              Zone 53  
Condo Fee                        \$283

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Listing information last updated on May 12th, 2025 at 1:02am MDT