

## **\$354,999 - 17 603 Watt Boulevard, Edmonton**

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MLS® #E4431071

**\$354,999**

3 Bedroom, 2.50 Bathroom, 1,627 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Located in the vibrant Walker community! This well maintained END UNIT townhouse offers comfortable, functional living spread across three levels. Step inside, youâ€™ll find a spacious entryway with direct access from the front door, a double attached garage, and a handy utility roomâ€”perfect for keeping things organized. Head upstairs to the main living area where natural light pours in, highlighting the open-concept layout. The modern kitchen flows into a dining area and living room with a fireplace, creating the perfect space for everyday living or entertaining. The balcony just off the kitchen perfect to enjoy your morning coffee or unwind after a long day. A 2-piece bathroom completes this level. Upstairs, the top floor features three bedrooms, including a primary suite with its own 3-piece ensuite and walk-in closet. Youâ€™ll also find a full 4-piece bathroom and laundry. Located next to visitor parking and close to parks, schools, shopping, and major commuter routes.



Built in 2010

### **Essential Information**

MLS® # E4431071

Price \$354,999

Bedrooms 3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,627
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	17 603 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P3

### Amenities

Amenities	Air Conditioner, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Paved Lane, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	15
Zoning	Zone 53
Condo Fee	\$227

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Listing information last updated on May 1st, 2025 at 4:32pm MDT