

Courtesy Of Kurt Tovillo Of MaxWell Polaris

# \$352,000 - 163 603 Watt Boulevard, Edmonton

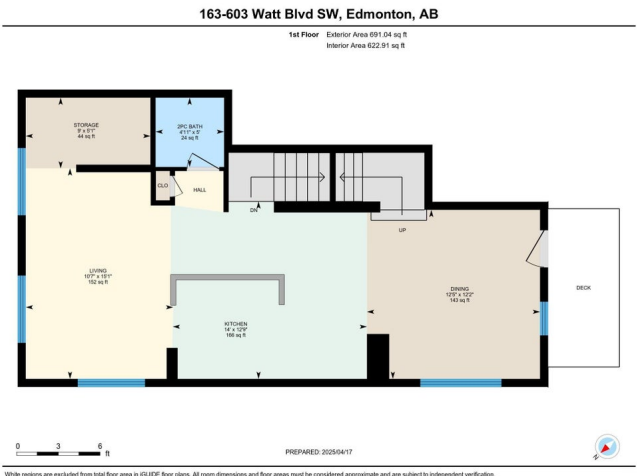
MLS® #E4431605

**\$352,000**

3 Bedroom, 2.50 Bathroom, 1,669 sqft  
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautiful END-UNIT townhome located in the vibrant community of Walker, SE Edmonton offering LOW CONDO FEES of just \$233.72/month! This well-maintained home is ideally situated just a 10-MIN WALK to both Ellerslie Primary and Corpus Christi Catholic School, and only a 3-MIN DRIVE to the Harvest Pointe Shopping Plaza, where you™ find Walmart, Sobey's, Superstore, coffee shops, restaurants, medical clinics, and a gym. Enjoy scenic surroundings with nearby ponds and walking trails perfect for outdoor activities and relaxation. Inside, this spacious townhome offers 3 BEDROOMS and 2.5 BATHROOMS, plus a flexible LOWER-FLOOR DEN currently used as a bedroom, and an OFFICE/STORAGE on the main level. The bright and open layout includes a BALCONY off the dining area, ideal for morning coffee or summer BBQs. Additional features include CENTRAL AIR CONDITIONING, a WATER FILTRATION SYSTEM and a DOUBLE ATTACHED GARAGE with a FULL DRIVEWAY. Don't miss out!



Built in 2011

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4431605  |
| Price  | \$352,000 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,669             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 163 603 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 0P3                |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., No Smoking Home, Parking-Extra, Patio |
| Parking Spaces | 4                                                                                                                   |
| Parking        | Double Garage Attached                                                                                              |

### 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 | Back Lane, Low Maintenance Landscape, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 53          |
| Condo Fee      | \$234            |

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Listing information last updated on April 21st, 2025 at 9:17pm MDT