

\$309,900 - 40 603 Watt Boulevard, Edmonton

MLS® #E4428608

\$309,900

3 Bedroom, 2.50 Bathroom, 1,246 sqft
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Located in the vibrant community of Walker, this well-maintained townhouse offers smart design and functional living across three levels. The entry level features a convenient double attached garage, utility room, and direct access from the front door. Upstairs, the main living space is bright and open with a modern kitchen, dining area, cozy fireplace, and access to a balcony off the kitchen—perfect for relaxing or entertaining. A 2-piece bathroom completes this level. On the top floor, you’ll find three spacious bedrooms, including a primary suite with a 3-piece ensuite, plus a full 4-piece bathroom and laundry. Designed for comfort and convenience, this home is ideally located near parks, schools, shopping, and major commuter routes, making it a great fit for families, professionals, or investors.



Built in 2009

Essential Information

MLS® #	E4428608
Price	\$309,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,246

Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	40 603 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P3

Amenities

Amenities	See Remarks
Parking	Double Garage Attached, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed	April 1st, 2025
Days on Market	21
Zoning	Zone 53
Condo Fee	\$227

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