

# **\$324,999 - 137 603 Watt Boulevard, Edmonton**

MLS® #E4441596

**\$324,999**

3 Bedroom, 2.50 Bathroom, 1,395 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to a stylish and spacious 3-bedroom. 3-bath townhome in the heart of Walker Lakes.

This bright and modern home features 9-foot ceilings and an open concept main living area, perfect for entertaining or relaxing in comfort. The kitchen flows seamlessly into the dining and living areas, with access to a private balcony complete with a natural gas hookup, ideal for year-round grilling. Upstairs, you'll find three bedrooms, including a primary suite with a private ensuite. Additional highlights include a tandem garage with an additional parking pad outside, ample storage, and access to multiple nearby walking paths. This unit has been freshly painted and carpets have been professionally cleaned. Conveniently located near schools, shopping, freeways, and public transit, this home offers both comfort and lifestyle in one of Edmonton's desirable communities.

Built in 2011

## **Essential Information**

MLS® #	E4441596
Price	\$324,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,395
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	137 603 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P3

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Smoking Home, Storage-In-Suite, Natural Gas BBQ Hookup
Parking Spaces	3
Parking	Over Sized, Single Garage Attached, Tandem

### 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	Airport Nearby, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 10th, 2025  
Days on Market                13  
Zoning                              Zone 53  
Condo Fee                        \$234

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