

\$324,900 - 71 655 Watt Boulevard, Edmonton

MLS® #E4462154

\$324,900

3 Bedroom, 2.50 Bathroom, 1,364 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Live in Southern Springs, Located in Walker lakes and minutes to the Edmonton International airport, South Edmonton Common, with schools and major transportation routes nearby. This 3 storey town-home boasts a fantastic layout with ground level over-sized double tandem attached garage that will easily fit all Truck lengths at 37' depth with tons of room to spare. The main floor has 9 ft. ceilings, quartz counter tops, tiled back-splash and an open concept layout with Vinyl plank laminate flooring and a 1/2 bath. Appliances included! Upstairs we find 3 bedrooms with the master boasting an en-suite with a 4 piece bath, and a main bathroom with standalone shower. The community has a social club amenity center with party room availbale for rent and fully equipped fitness room which you can add to your condo fees for membership. No landscaping or snow removal worries, Come view and make it yours today!!!

Built in 2020

Essential Information

MLS® #	E4462154
Price	\$324,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,364
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	71 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

Amenities

Amenities	Deck, Exercise Room, Parking-Visitor, Party Room, Vacuum System-Roughed-In
Parking Spaces	2
Parking	Double Garage Attached, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	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	Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
Days on Market	10
Zoning	Zone 53
Condo Fee	\$269

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 25th, 2025 at 5:02am MDT