

Courtesy Of Erin R Sneazwell Of Century 21 Masters

## **\$319,900 - 45 655 Watt Boulevard, Edmonton**

MLS® #E4463705

**\$319,900**

3 Bedroom, 2.50 Bathroom, 1,358 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Modern style meets everyday function! This END UNIT townhouse features black quartz counters, updated lighting+kitchen appliances, and even central A/C! The bright, open living area w/ 9ft ceilings is perfect for relaxing or entertaining, while upstairs, the spacious primary suite offers double closets, a 4-piece ensuite, and plenty of room to unwind.

Thoughtful upgrades include new bathroom fans, motion-sensor stairway lighting+updated CO2/smoke detectors. Step onto your private balcony-complete with wood tiles, greenery, and a privacy screen that all stay! The garage is a dream with hot and cold water taps, a drain, and smart storage solutions.

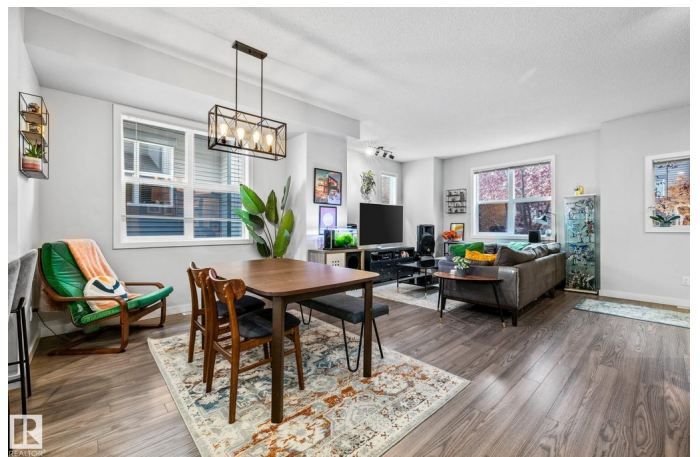
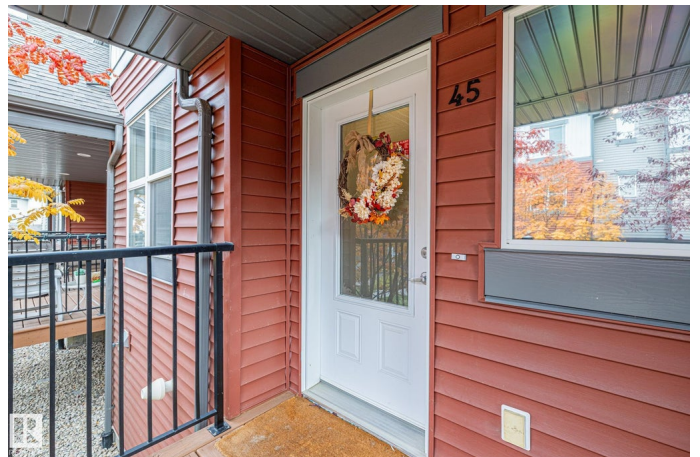
Downstairs, youâ€™ll find a versatile flex space, ready for your workouts, hobbies, or home office. Located in a well-maintained, tree-lined complex with an affordable condo fee and close to all amenities- all landscaping, shovelling, maintenance is incl. + owners have access to the on-site fitness facility and social space available for bookings. All boxes checked!

Built in 2012

### **Essential Information**

MLS® # E4463705

Price \$319,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,358             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 45 655 Watt Boulevard |
| Area        | Edmonton              |
| Subdivision | Walker                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0Y2               |

### Amenities

|                |                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Parking-Visitor, Party Room, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                          |
| Parking        | Double Garage Attached                                                                                                                     |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| Heating           | Baseboard, Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 3                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Partial, Finished                                                                                                                                         |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

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

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Ellerslie Campus          |
| Middle     | Ellerslie Campus          |
| High       | Holy Trinity J Percy Page |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 19                 |
| Zoning         | Zone 53            |
| Condo Fee      | \$311              |

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Listing information last updated on November 15th, 2025 at 2:32pm MST