

Courtesy Of Lenny C Burt Of MaxWell Progressive

## **\$349,900 - 31 655 Watt Boulevard, Edmonton**

MLS® #E4433065

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,464 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to Southern Springs in the vibrant community of Walker! This upgraded 3 bedroom, 2.5 bathroom townhouse offers style, comfort, and convenience. The entry level features a storage nook, utility room, and access to the double attached garage. Upstairs, you'll find a bright open-concept kitchen and living area, complete with new luxury vinyl plank flooring, an updated backsplash, under-cabinet lighting, a new under-mount sink, and fresh paint throughout. Step onto the sunny balcony for a morning coffee or a breath of fresh air. The top floor hosts two spacious bedrooms, a full bathroom, a laundry area with new front-loading washer and dryer, and a beautiful primary suite with a private ensuite. Enjoy upgrades like new carpeting, porcelain tile, heated floors in both upstairs bathrooms, flat ceilings, and a water softener. Bonus: this unit features central air conditioning-one of the few in the complex approved for A/C! Move-in ready with all the right updates. Social room and gym onsite!

Built in 2011

### **Essential Information**

MLS® # E4433065

Price \$349,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,464             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 31 655 Watt Boulevard |
| Area        | Edmonton              |
| Subdivision | Walker                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0Y2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Patio |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 53          |
| Condo Fee      | \$283            |

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Listing information last updated on April 30th, 2025 at 11:32am MDT