

## \$348,000 - 55 655 Watt Boulevard, Edmonton

MLS® #E4463040

**\$348,000**

2 Bedroom, 2.50 Bathroom, 1,537 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

This immaculate freshly painted end unit townhouse has an incredible design with over 1,500 sqft of living space. It features a large living room with a 9 foot ceiling, lots of natural light, and a spacious kitchen equipped with stainless steel appliances, granite countertops, very large island, built in buffet with a wine cooler, and a pantry. This floor also has a 2 piece bathroom and a large deck. Upstairs you will find two spacious primary bedrooms with two full bath ensuites and plenty of closet space. The washer and dryer are conveniently located in the upper floor. Other bonuses included are the double attached garage, a central A/C for hot summer days and a window in the ensuite. The amenities include a clubhouse (social room and gym), visitor parking, lake access and more. Located in Walker Lakes only minutes from south common and the international airport. Move in ready!

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463040  |
| Price      | \$348,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,537             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 55 655 Watt Boulevard |
| Area        | Edmonton              |
| Subdivision | Walker                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0Y2               |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Club House, Exercise Room, Parking-Visitor, Party Room |
| Parking Spaces | 2                                                                                      |
| Parking        | Double Garage Attached                                                                 |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Wine/Beverage Cooler, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                         |
| Basement          | None, No Basement                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 53            |
| Condo Fee      | \$290              |

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 29th, 2025 at 1:17pm MDT