

## \$365,000 - 93 655 Watt Boulevard, Edmonton

MLS® #E4425421

**\$365,000**

3 Bedroom, 2.50 Bathroom, 1,513 sqft  
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Enjoy Stunning West Views of the POND from your AIR CONDITIONED END UNIT Townhome with Double Garage in SE EDMONTON: Walker Lakes! Upgraded main floor hosts an OPEN CONCEPT living space, picture perfect for entertaining guests. The kitchen comes equipped with modern dark cabinets and beautiful white stone countertops. Upstairs you will find the master suite with ensuite, two additional spacious bedrooms and a full bathroom. Offering up Balconies on either side, one with a East Exposure and one to West - Offering Optimal Air Flow...and if that's not enough fire up the AC! Ground Level with fantastic STORAGE/Mudroom/ Flex Area - could be a great WORK FROM HOME Space or for a service provider! Make yourself right at home! Great Access to shopping, schools and the ANTHONY HENDAY!

Built in 2016

### Essential Information

MLS® #	E4425421
Price	\$365,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,513
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	93 655 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### **Amenities**

Amenities	Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Lake, Corner Lot, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	ELLERSLIE CAMPUS
Middle	KISEWATISIWIN
High	FRANCIS WHISKEY JACK

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	29
Zoning	Zone 53
Condo Fee	\$270

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