

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.

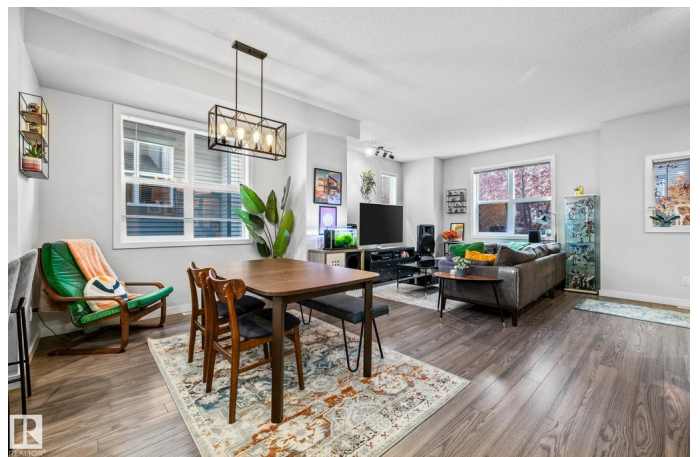
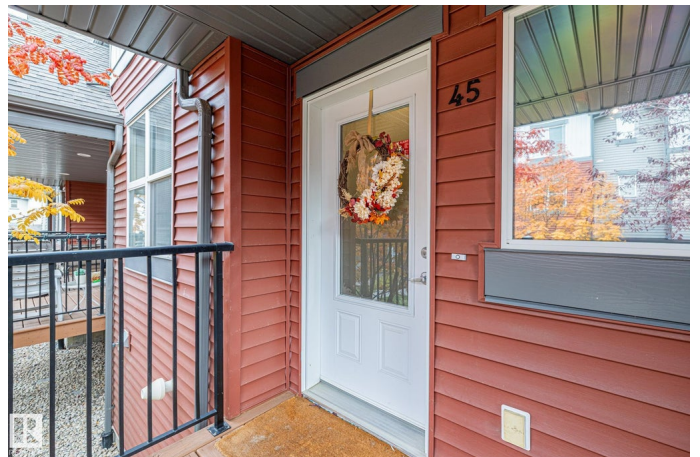
Downstairs, youâ€™ll find a versatile flex space, ready for your workouts, hobbies, or home office. Located in a well-maintained, tree-lined complex with an affordable condo fee and close to all amenities- all landscaping, shovelling, maintenance is incl. + owners have access to the on-site fitness facility 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
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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	18
Zoning	Zone 53
Condo Fee	\$311

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Listing information last updated on November 14th, 2025 at 1:48pm MST