

# \$309,900 - 40 603 Watt Boulevard, Edmonton

MLS® #E4428608

## \$309,900

3 Bedroom, 2.50 Bathroom, 1,246 sqft  
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Located in the vibrant community of Walker, this well-maintained townhouse offers smart design and functional living across three levels. The entry level features a convenient double attached garage, utility room, and direct access from the front door. Upstairs, the main living space is bright and open with a modern kitchen, dining area, cozy fireplace, and access to a balcony off the kitchen—perfect for relaxing or entertaining. A 2-piece bathroom completes this level. On the top floor, you’ll find three spacious bedrooms, including a primary suite with a 3-piece ensuite, plus a full 4-piece bathroom and laundry. Designed for comfort and convenience, this home is ideally located near parks, schools, shopping, and major commuter routes, making it a great fit for families, professionals, or investors.

Built in 2009

### Essential Information

MLS® #	E4428608
Price	\$309,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,246



Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	40 603 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P3

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached, Tandem

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 3

Zoning Zone 53

Condo Fee \$227

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Listing information last updated on April 4th, 2025 at 4:02pm MDT