# \$359,900 - #25 655 Watt Blvd, Edmonton

MLS® #E4437600

## \$359.900

2 Bedroom, 2.50 Bathroom, 1,630 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to Southern Springs, located in the vibrant and growing community of Walker. This stylish and well-maintained townhouse offers the perfect blend of comfort, function, and convenience. The entry level features a versatile flex roomâ€"ideal for a home office, gym, or quest spaceâ€"as well as access to the double attached garage. Upstairs, you'll find a bright, open-concept living area with beautiful hardwood flooring, large windows that flood the space with natural light, and a spacious kitchen complete with a huge island and plenty of storage. Step onto the sunny balcony to enjoy your morning coffee or unwind at the end of the day. The top floor hosts two generous bedrooms, each with its own private ensuite, offering privacy and comfort. Ideally situated close to parks, schools, shopping, public transit, and all essential amenities, this home truly has it all.

Built in 2012

#### **Essential Information**

MLS® # E4437600 Price \$359,900

Bedrooms 2

Bathrooms 2.50

Full Baths 2

Half Baths 1







Square Footage 1,630 Acres 0.00 Year Built 2012

Type Condo / Townhouse

Sub-Type Townhouse
Style 3 Storey
Status Active

# **Community Information**

Address #25 655 Watt Blvd

Area Edmonton
Subdivision Walker

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0Y2

# **Amenities**

Amenities Ceiling 9 ft., Deck, No Animal Home, No Smoking Home

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, 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 Golf Nearby, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary ELLERSLIE CAMPUS

Middle KISEWATISIWIN

High FRANCIS WHISKEY JACK

# **Additional Information**

Date Listed May 21st, 2025

Days on Market 24

Zoning Zone 53

Condo Fee \$311

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Listing information last updated on June 14th, 2025 at 5:02pm MDT