

Courtesy Of Lenny C Burt Of MaxWell Progressive

\$349,900 - 31 655 Watt Boulevard, Edmonton

MLS® #E4433065

\$349,900

3 Bedroom, 2.50 Bathroom, 1,464 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to Southern Springs in the vibrant community of Walker! This upgraded 3 bedroom, 2.5 bathroom townhouse offers style, comfort, and convenience. The entry level features a storage nook, utility room, and access to the double attached garage. Upstairs, you'll find a bright open-concept kitchen and living area, complete with new luxury vinyl plank flooring, an updated backsplash, under-cabinet lighting, a new under-mount sink, and fresh paint throughout. Step onto the sunny balcony for a morning coffee or a breath of fresh air. The top floor hosts two spacious bedrooms, a full bathroom, a laundry area with new front-loading washer and dryer, and a beautiful primary suite with a private ensuite. Enjoy upgrades like new carpeting, porcelain tile, heated floors in both upstairs bathrooms, flat ceilings, and a water softener. Bonus: this unit features central air conditioning-one of the few in the complex approved for A/C! Move-in ready with all the right updates. Social room and gym onsite!

Built in 2011

Essential Information

| | |
|----------|-----------|
| MLS® # | E4433065 |
| Price | \$349,900 |
| Bedrooms | 3 |



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,464 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 31 655 Watt Boulevard |
| Area | Edmonton |
| Subdivision | Walker |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 0Y2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Air Conditioner, Patio |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, 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 | Airport Nearby, Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 26th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 53 |
| Condo Fee | \$283 |

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Listing information last updated on April 30th, 2025 at 9:02pm MDT