

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 7:17am MDT