

\$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