

Courtesy Of Kurt Tovillo Of MaxWell Polaris

\$352,000 - 163 603 Watt Boulevard, Edmonton

MLS® #E4431605

\$352,000

3 Bedroom, 2.50 Bathroom, 1,669 sqft
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautiful END-UNIT townhome located in the vibrant community of Walker, SE Edmonton offering LOW CONDO FEES of just \$233.72/month! This well-maintained home is ideally situated just a 10-MIN WALK to both Ellerslie Primary and Corpus Christi Catholic School, and only a 3-MIN DRIVE to the Harvest Pointe Shopping Plaza, where you'll find Walmart, Sobey's, Superstore, coffee shops, restaurants, medical clinics, and a gym. Enjoy scenic surroundings with nearby ponds and walking trails perfect for outdoor activities and relaxation. Inside, this spacious townhome offers 3 BEDROOMS and 2.5 BATHROOMS, plus a flexible LOWER-FLOOR DEN currently used as a bedroom, and an OFFICE/STORAGE on the main level. The bright and open layout includes a BALCONY off the dining area, ideal for morning coffee or summer BBQs. Additional features include CENTRAL AIR CONDITIONING, a WATER FILTRATION SYSTEM and a DOUBLE ATTACHED GARAGE with a FULL DRIVEWAY. Don't miss out!



163-603 Watt Blvd SW, Edmonton, AB

1st Floor Exterior Area 691.04 sq ft
Interior Area 622.91 sq ft



0 3 6 ft

PREPARED: 20250417

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 2011

Essential Information

MLS® # E4431605

Price \$352,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,669
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	163 603 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P3

Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., No Smoking Home, Parking-Extra, Patio
Parking Spaces	4
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	Back Lane, Low Maintenance Landscape, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 18th, 2025
Days on Market	16
Zoning	Zone 53
Condo Fee	\$234

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Listing information last updated on May 4th, 2025 at 5:02am MDT