

## \$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 room—ideal for a home office, gym, or guest space—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	109
Zoning	Zone 53
Condo Fee	\$311

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