

Courtesy Of Erin R Sneazwell Of Century 21 Masters

## \$329,900 - 45 655 Watt Boulevard, Edmonton

MLS® #E4463705

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,358 sqft  
Condo / Townhouse on 0.00 Acres

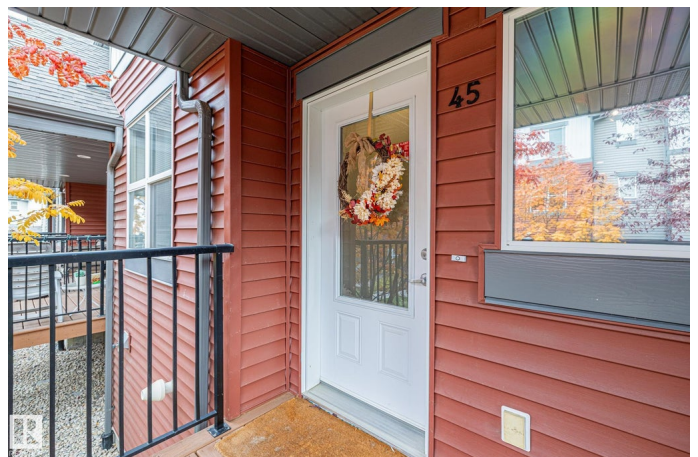
Walker, Edmonton, AB

Modern style meets everyday function! This updated townhouse features black quartz counters, newer lighting, updated kitchen appliances, and even central A/C! The bright, open living area is perfect for relaxing or entertaining, while upstairs, the spacious primary suite offers double closets, a 4-piece ensuite, and plenty of room to unwind. Thoughtful upgrades include new bathroom fans, motion-sensor stairway lighting, and updated CO2/smoke detectors. Step onto your private balcony—complete with wood tiles, greenery, and a privacy screen that all stay! The garage is a dream with hot and cold water taps, a drain, and smart storage solutions. Downstairs, you™ll find a versatile flex space, ready for your workouts, hobbies, or home office. Located in a well-maintained, tree-lined complex with an affordable condo fee and close to all amenities, this stylish and functional home truly checks all the boxes!

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463705  |
| Price      | \$329,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,358             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 45 655 Watt Boulevard |
| Area        | Edmonton              |
| Subdivision | Walker                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0Y2               |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Parking-Visitor, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                |
| Parking        | Double Garage Attached                                                                           |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| Heating           | Baseboard, Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 3                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Partial, Finished                                                                                                                                         |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Ellerslie Campus  
Middle                              Ellerslie Campus  
High                                Holy Trinity|J Percy Page

**Additional Information**

Date Listed                      October 27th, 2025  
Days on Market                3  
Zoning                              Zone 53  
Condo Fee                        \$311

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Listing information last updated on October 30th, 2025 at 11:47am MDT