# \$326,000 - 23 655 Watt Boulevard, Edmonton

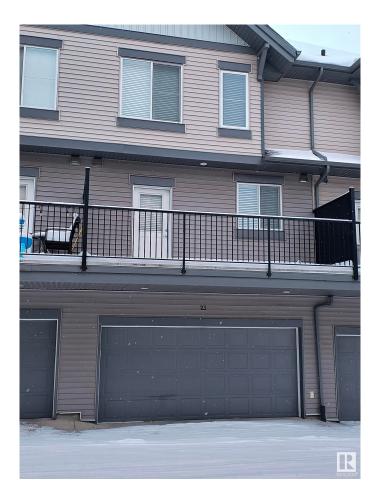
MLS® #E4445209

### \$326,000

3 Bedroom, 2.50 Bathroom, 1,453 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to Southern Springs in SW Edmonton, where comfort meets convenience in this 2011-built, 1,453 sq ft, 3-bedroom townhouse with a double attached garage and lake views from the balcony. Three finished levels offering ample space for living and entertaining. Modern kitchen with plenty of cabinet storage and stainless kitchen appliances. Expansive living and dining rooms with access to a large deck for a gas BBQ hookup. Ground floor flex space perfect for a home office plus direct garage access. Southern Spring offers privacy, secured parking, and visitor parking in a well-maintained complex. Close to parks, schools, shopping, public transit, and all essential amenities



Built in 2011

### **Essential Information**

| MLS® #         | E4445209  |
|----------------|-----------|
| Price          | \$326,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,453     |
| Acres          | 0.00      |

| Year Built | 2011              |
|------------|-------------------|
| Туре       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

# **Community Information**

| Address     | 23 655 Watt Boulevard |
|-------------|-----------------------|
| Area        | Edmonton              |
| Subdivision | Walker                |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 0Y2               |

### Amenities

| Amenities | No Animal Home, No Sm  |
|-----------|------------------------|
|           | Windows                |
| Parking   | Double Garage Attached |

# Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Dishwasher-Built-In, Dryer,<br>Stove-Electric, Washer, Winc |
| Heating           | Forced Air-1, Natural Gas                                   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

## Exterior

| Exterior          | Wood, Brick, Vinyl               |
|-------------------|----------------------------------|
| Exterior Features | Landscaped, Park/Reserve, Nearby |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Brick, Vinyl               |
| Foundation        | Concrete Perimeter               |



Date ListedJuly 1st, 2025Days on Market4





ZoningZone 53Condo Fee\$270

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Listing information last updated on July 5th, 2025 at 12:17am MDT