

## \$300,000 - 30 603 Watt Boulevard, Edmonton

MLS® #E4436888

**\$300,000**

2 Bedroom, 2.50 Bathroom, 1,154 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

This 2-bedroom, 2.5-bath townhome checks all the boxes with its airy layout, big windows, and spotless condition. Both bedrooms are full primary suites, each with their own ensuite and walk-in closet. On the main floor, enjoy 9'™ ceilings, hardwood throughout, and a modern kitchen with granite details, stainless steel appliances, and a pantry that keeps clutter out of sight. The open-concept living and dining area flows onto a sunny deck, perfect for easy mornings or relaxed evenings. With upper-floor laundry, a double tandem garage, and a location close to everything, this home makes day-to-day living feel easy.

Built in 2009

### Essential Information

MLS® #	E4436888
Price	\$300,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,154
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse



Style	2 Storey
Status	Active

### Community Information

Address	30 603 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P3

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Front Porch, Secured Parking, Storage-In-Suite, Vinyl Windows
Parking	Double Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
Days on Market	15
Zoning	Zone 53

Condo Fee                \$227

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