# \$299,900 - 25 603 Watt Boulevard, Edmonton

MLS® #E4442499

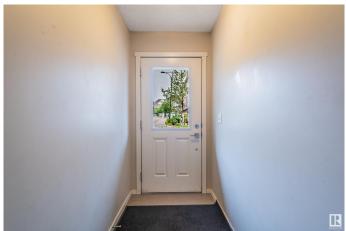
#### \$299,900

2 Bedroom, 2.50 Bathroom, 1,428 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Affordable luxury meets smart design in this 2 BEDROOM + DEN townhome by Homes by Aviâ€"perfect for young professionals or couples starting out! The open-concept main floor offers a spacious kitchen with a large island, raised eating bar, pantry, and tons of cabinet space. Garden doors open to your private north-facing balcony with a gas lineâ€"ideal for after-work BBQs or lazy weekend lounging. Enjoy a bright living room full of natural light, a generous dining area for hosting, and a convenient main floor powder room. Upstairs features a primary suite with full ensuite and walk-in closet, a second bedroom, and a cozy denâ€"perfect for an office, nursery, or hobby room. You'II also find laundry and a 4-piece bath on this level. The double attached tandem garage includes a closed-off storage/workshop area for your tools or hockey gear. Enjoy a landscaped courtyard with natural walking trails and green space. Close to cafes, shopping, schools, and transitâ€" this home checks every box!







Built in 2009

#### **Essential Information**

MLS® #	E4442499
Price	\$299,900
Bedrooms	2

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,428
Acres	0.00
Year Built	2009
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

## **Community Information**

Address	25 603 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P3

## Amenities

Amenities	Ceiling 9 ft., Natural Gas BBQ Hookup
Parking	Double Garage Attached, Tandem

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public
	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

#### Foundation Concrete Perimeter

### **School Information**

Elementary	Ellerslie Campus School
Middle	Ellerslie Campus School
High	Elder Dr. Francis School

#### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	9
Zoning	Zone 53
Condo Fee	\$228

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Listing information last updated on June 23rd, 2025 at 12:03pm MDT