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

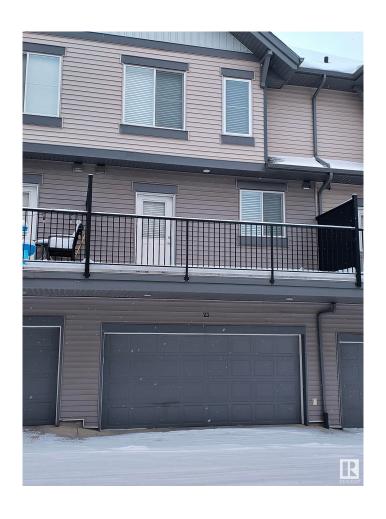
MLS® #E4445209

### \$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

Type 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 Smo

Windows

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer,

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

### **Additional Information**

Date Listed July 1st, 2025

Days on Market 6





Zoning Zone 53 Condo Fee \$270 DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 4:47pm MDT