# \$355,000 - 23 655 Watt Boulevard, Edmonton

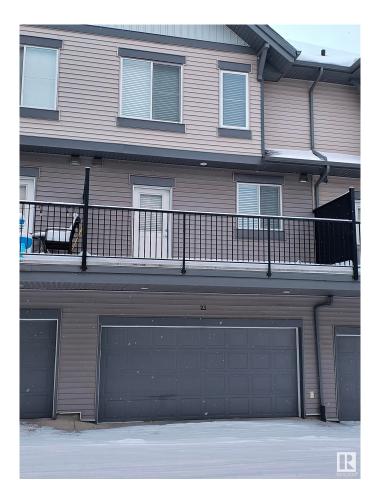
MLS® #E4420649

#### \$355,000

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 maple space for living and entertaining. Modern kitchen with plenty of cabinet storage and stainless kitchen appliances. Expansive living and dining rooms with access to large deck for a gas BBQ Hook up. Ground floor flex space perfect for 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® #	E4420649
Price	\$355,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,453
Acres	0.00
Year Built	2011

TypeCondo / TownhouseSub-TypeTownhouseStyle3 StoreyStatusActive

## **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, Stove-Electric, Washer, Winc
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Wood, Brick, Vinyl
Landscaped, Park/Reserve, Nearby
Asphalt Shingles
Wood, Brick, Vinyl
Concrete Perimeter

# **Additional Information**

Date Listed	February 6th, 2025
Days on Market	63
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 April 10th, 2025 at 3:17pm MDT