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

MLS® #E4442499

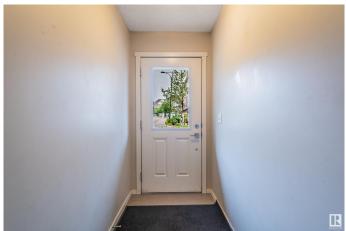
\$299,900

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 | 2 |
| Zoning | Zone 53 |
| Condo Fee | \$228 |

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Listing information last updated on June 16th, 2025 at 7:17pm MDT