

# \$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 Smoking, No Pets, No Windows |
| Parking   | Double Garage Attached                          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Windows |
| 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 5:32pm MDT