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

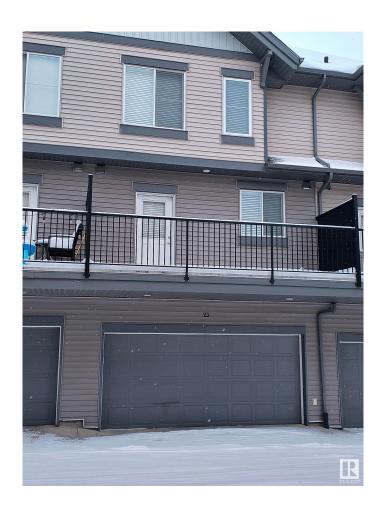
MLS® #E4445209

### \$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

Condo / Townhouse Type

Sub-Type Townhouse

Style 3 Storey Status Active

# **Community Information**

23 655 Watt Boulevard Address

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**

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 24





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 25th, 2025 at 7:47pm MDT