

## **\$345,000 - 103 603 Watt Boulevard, Edmonton**

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MLS® #E4461733

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,385 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 2.5-bath townhouse, ideally situated in the highly sought-after southwest corner of the city. The second floor features an open-concept layout with a spacious kitchen and dining area, a bright and inviting living room, a dedicated office nook, and a convenient half bath. Step outside onto the west-facing deck, complete with a built-in natural gas hookup—perfect for evening BBQs and sunset views. Upstairs, the third level offers a generous primary suite with a 3-piece ensuite and a walk-through closet. Two additional bedrooms, a second 3-piece bathroom, and a laundry suite complete the upper floor. The ground level boasts an oversized tandem double garage with plenty of room for two vehicles, storage, tools, or even a motorcycle, plus access to the mechanical room. With low condo fees and close proximity to shopping, schools, and public transit, this home is ideal for both first-time buyers and savvy investors alike!

Built in 2010

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4461733  |
| Price    | \$345,000 |
| Bedrooms | 3         |





|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,385             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 103 603 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 0P3                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Closet Organized, Natural Gas, No Smoking, Thermostat, Vinyl Windows, I |
| Parking Spaces | 3  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, G Hood Fan, Refrigerator, Stov |
| Heating           | Forced Air-1, Natural Gas                                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Hardie Board Siding  |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |



|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingles          |
| Construction | Wood, Hardie Board Siding |
| Foundation   | Concrete Perimeter        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 53            |
| Condo Fee      | \$227              |

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Listing information last updated on October 13th, 2025 at 4:32am MDT