

\$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 Sm Windows
Parking Double Garage Attached

Interior

Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Wind
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 17



Zoning	Zone 53
Condo Fee	\$270

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