

Courtesy Of Manny Agunbiade Of MaxWell Polaris

## **\$355,000 - 23 655 Watt Boulevard, Edmonton**

MLS® #E4420649

### **\$355,000**

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 maple space for living and entertaining. Modern kitchen with plenty of cabinet storage and stainless kitchen appliances. Expansive living and dining rooms with access to large deck for a gas BBQ Hook up. Ground floor flex space perfect for 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® #	E4420649
Price	\$355,000
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 Smo  
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 February 6th, 2025  
Days on Market 59  
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 April 5th, 2025 at 11:32pm MDT