

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

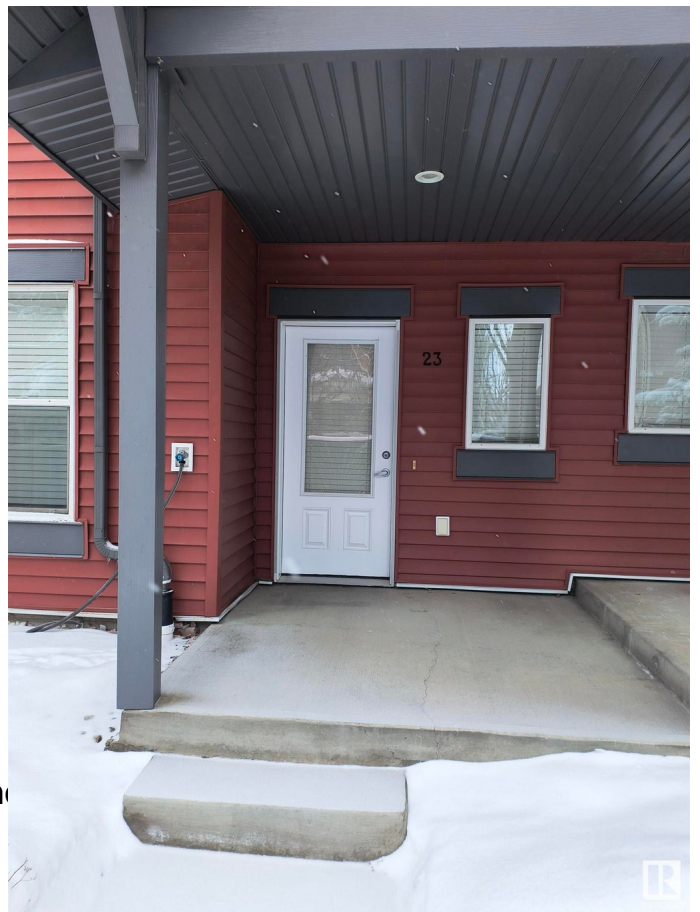
Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Dryer,
Stove-Electric, Washer, Wind
Heating Forced Air-1, Natural Gas
Stories 3
Has Basement Yes
Basement None, No Basement

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 65
Zoning Zone 53



Condo Fee

\$270

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Listing information last updated on April 12th, 2025 at 2:47pm MDT