



## Edmonton Alberta

\$474,900

Welcome to 445 Watt Boulevard SW in the sought-after community of Walker! This bright and inviting 2-storey home offers over 2,200 sq. ft. of comfortable living space with 3 bedrooms, 3.5 bathrooms, and a fully finished basement featuring a full bathroom and versatile rec room/gym space. The main floor features a den, beautiful flooring, large windows, and an open-concept layout filled with natural light. The well-designed kitchen offers ample cabinetry and storage, while the spacious upper-level bedrooms provide plenty of room for the whole family. Enjoy the added bonus of a year-round sunroom, perfect for relaxing or entertaining. A detached double garage provides ample parking and storage. Conveniently located close to schools, shopping, parks, transit, and major roadways. A fantastic opportunity for first-time buyers, families, or investors in a desirable Edmonton community! (id:6769)

Recreation room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

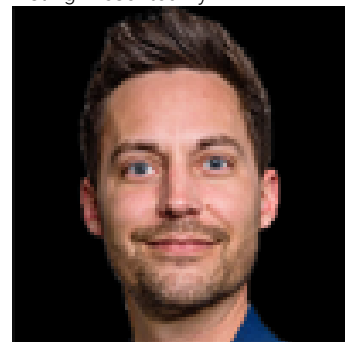
Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
LPT Realty

**REMAX**  
**Excellence**

**REMAX Excellence**

201, 5607-199 Street, Edmonton,  
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.