

\$204,900 - 415 534 Watt Boulevard, Edmonton

MLS® #E4432373

\$204,900

2 Bedroom, 1.00 Bathroom, 694 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Walker Lake Landing welcomes you with this **AWESOME 2-BEDROOM SUITE** offering bright open concept design, central A/C, new carpet, **PLUS** your own **PRIVATE SOUTH FACING BALCONY** to enjoy the outdoor views! Located on the top floor in well-maintained complex with reasonable condo fees that includes heat & water. **TITLED UNDERGROUND PARKING STALL** w/secured storage in heated garage with additional visitor parking available. Ideally located with all amenities close by, shopping, schools, restaurants, coffee shops, transit & more. Spacious design for comfort living boasting in-suite laundry, welcoming foyer with desk nook & ample storage/pantry. Kitchen showcases rich espresso cabinetry, stainless steel appliances, mosaic tile backsplash & granite countertops with eat-on peninsula. Owners' suite is tucked away for added privacy & features walk-thru WIC to 4 pc bath. Great opportunity for 1st time buyers & investors alike! Stop renting! ownership is achievable in this highly sought after complex. **MUST SEE WON'T LAST!**

Built in 2012

Essential Information

MLS® # E4432373

Price \$204,900



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 694 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 415 534 Watt Boulevard |
| Area | Edmonton |
| Subdivision | Walker |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 1P7 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Detectors Smoke, Parking-Visitor |
| Parking Spaces | 1 |
| Parking | Heated, Stall, Underground |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Baseboard, Hot Water, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, View Downtown |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | ELLERSLIE CAMPUS K-9 |
| Middle | ELLERSLIE CAMPUS K-9 |
| High | ELDER DR. FRANCIS WHISKEYJ |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 53 |
| Condo Fee | \$370 |

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Listing information last updated on April 30th, 2025 at 2:47pm MDT