

# **\$219,900 - 416 530 Watt Boulevard, Edmonton**

MLS® #E4437351

**\$219,900**

2 Bedroom, 2.00 Bathroom, 759 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to modern living at Walker Lake Landing! This stylish TOP FLOOR 2-bedroom 2-bathroom + den condo is nestled in the quiet peaceful neighborhood of Walker. With big bright windows, this home is flooded with natural light every day. The kitchen showcases granite countertops, stainless steel appliances and rich espresso cabinetry which is seen throughout home. The large master suite has a walk-thru closet leading to an elegant ensuite bathroom. For comfort and privacy, the second bedroom is conveniently located on the opposite side. Enjoy the convenience of in-suite laundry and ample storage space. Relax in the evenings on the SW facing patio with great views from the top floor. This condo is close to parks, sports fields, shopping, Anthony Henday, excellent schools and other amenities. A fantastic opportunity with immediate possession - perfect for those ready to make this beautiful property their home or for investment purposes!

Built in 2012

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4437351  |
| Price     | \$219,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 759                    |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 416 530 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1P7                |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking   | Stall   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 53        |
| Condo Fee      | \$383          |

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Listing information last updated on June 8th, 2025 at 11:32pm MDT