

## \$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 | 7                |
| Zoning         | Zone 53          |
| Condo Fee      | \$370            |

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 May 1st, 2025 at 5:47pm MDT