

## \$519,900 - 413 Watt Blvd, Edmonton

MLS® #E4441037

**\$519,900**

4 Bedroom, 3.50 Bathroom, 1,499 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Beat the heat with this 4 bedrooms, 3.5 bath home complete with AIR CONDITIONING, FULLY FINISHED basement, over 2,100 sq. ft. of living space in the heart of Walker Lakes. Enjoy the endless amenities of Harvest Pointe shopping centre and K-9 school within a 3 minute walk and bus stop directly in front. As you walk in, youâ€™re greeted with a sun-filled open concept main floor with 9 FOOT CEILINGS and hardwood floors. The kitchen features a spacious pantry, QUARTZ countertops, and an island fit for entertaining. Upstairs find a spacious primary bedroom featuring WIC and ensuite with DOUBLE SINKS and upstairs laundry! The fully finished basement is movie lovers dream; including projector,screen and in built speakers. Other highlights include security system, nest thermostat, double detached garage with extra parking stall. The south facing backyard features a spacious fenced yard,large deck with privacy screen. This home is an excellent value in a convenient location!

Built in 2013

### Essential Information

MLS® # E4441037

Price \$519,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,499                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 413 Watt Blvd |
| Area        | Edmonton      |
| Subdivision | Walker        |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1R1       |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Front Porch, Smart/Program. Thermostat |
| Parking   | Double Garage Detached                                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Projector |
| Heating           | Forced Air-1, Electric, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Asphalt, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                      |
|--------------|----------------------|
| Construction | Wood, Asphalt, Vinyl |
| Foundation   | Concrete Perimeter   |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | Corpus Christi K-9 |
|------------|--------------------|

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 53        |

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Listing information last updated on June 17th, 2025 at 3:02am MDT