

\$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

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 April 30th, 2025 at 2:02pm MDT