

## \$224,000 - 206 111 Watt Common, Edmonton

MLS® #E4446173

**\$224,000**

2 Bedroom, 2.00 Bathroom, 839 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to South East Edmonton's most prime location in Walker!! 2 bedroom 2 full bath apartment located on the 2nd floor has so much to offer...The bedrooms are spacious, and so is the den. It is almost the size of a 3rd bedroom. Open concept layout is ideal for living and entertaining. The kitchen comes with granite countertops and Stainless Steel appliances. The laundry room is conveniently located next to the kitchen. The balcony is facing towards Harvest Point(e) and amenities are only a short walk from the building. The unit comes with an underground heated parking stall, located close to the elevator. The building is located on a transit route and is within close proximity to school/playground, grocery shopping/Shoppers Drug mart. Ideal opportunity for a first time home buyer or an investor.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446173  |
| Price          | \$224,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 839       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 206 111 Watt Common |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 2C6             |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | No Smoking Home, Parking-Visitor, Security Door |
| Parking   | Underground                                     |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas                                                           |
| # of Stories      | 4                                                                                           |
| Stories           | 1                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 33             |

|           |         |
|-----------|---------|
| Zoning    | Zone 53 |
| Condo Fee | \$469   |

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Listing information last updated on August 5th, 2025 at 10:02pm MDT