

## \$225,000 - 201 530 Watt Boulevard, Edmonton

MLS® #E4430411

**\$225,000**

2 Bedroom, 2.00 Bathroom, 993 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this spacious corner unit condo offering nearly 1,000 sq ft of well-designed living space, complete with 2 bedrooms, 2 full bathrooms, and a den. The generously sized primary suite easily fits a king-size bed and features a walk-in closet with custom cabinetry, plus a private 4-piece ensuite with a relaxing soaker tub. The second bedroom is ideally situated on the opposite end of the unit, perfect for added privacy, and is located across from another full 4-piece bathroom. Enjoy upgraded granite countertops and elegant maple cabinetry in both the kitchen and bathrooms. The kitchen also includes modern fixtures and a bright breakfast nook with a window for natural light. In-suite laundry offers additional storage with built-in shelving. This home includes 1 heated underground parking stall, secure building access, and elevator access for added convenience. There's plenty of visitor parking available on-site. Located close to parks, schools, public transportation, & variety of shopping options.

Built in 2012

### Essential Information

MLS® # E4430411

Price \$225,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	201 530 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P7

### **Amenities**

Amenities	Closet Organizers, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
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	April 11th, 2025
Days on Market	11
Zoning	Zone 53
Condo Fee	\$498

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 22nd, 2025 at 11:17am MDT