

## \$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	3
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 27th, 2025 at 2:47am MDT