

## \$219,000 - 402 534 Watt Boulevard, Edmonton

MLS® #E4426629

**\$219,000**

2 Bedroom, 2.00 Bathroom, 963 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Corner Unit located on the Top Floor with city view. Bright and clean. 2 bedrooms plus den. Sunny living room with lots of windows and patio door to balcony with NW exposure. Open kitchen with wood cabinets and granite countertops and central island. 2 full bath. Primary bedroom with walk thru closet and 3 pcs ensuite w/shower. Another bedroom just steps to the full bath. Insuite laundry. Purchase price including all appliances, TV wall Mount and 7 built in shelves and one titled and heated underground parking. Pets allowed upon board approval. Condo fee including heat, water, professional management, parking, exterior maintenance, snow removal and insurance. Great location. Close to schools, bus, shopping with easy access to Anthony Henday freeway. Ideal starter home or holding property.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426629  |
| Price          | \$219,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 963       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2012                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 402 534 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1P7                |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Parking-Visitor     |
| Parking Spaces | 1                   |
| Parking        | Heated, Underground |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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                                                                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 35               |
| Zoning         | Zone 53          |
| Condo Fee      | \$489            |

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 4:02pm MDT