

## \$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	33
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 20th, 2025 at 1:17am MDT