# \$220,000 - 404 530 Watt Boulevard, Edmonton

MLS® #E4441481

### \$220,000

2 Bedroom, 2.00 Bathroom, 770 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

This impressive 2-bedroom, 2-bathroom condo offers a perfect blend of comfort and style. The spacious living room, kitchen, and den are all beautifully finished with durable flooring. Upgrades include stylish faucets, sleek granite countertops, stone accents around the kitchen island, backsplash, and stainless steel appliances. The bedrooms are thoughtfully separated for privacy, with the master featuring a walk-through closet and a 4-piece ensuite with a tub. The unit is southwest-facing, ensuring plenty of natural light throughout the day, and includes a semi-private balcony. Additionally, the unit comes with insuite laundry, 1 titled heated underground parking stall and 1 assigned above-ground parking stall. Conveniently located close to schools, shopping, playgrounds, public transportation, and the Anthony Henday.

Built in 2012

#### **Essential Information**

MLS® # E4441481 Price \$220,000

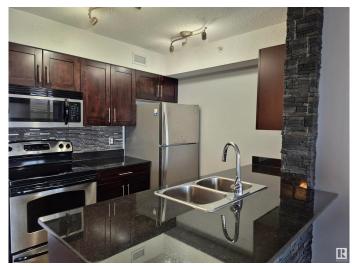
Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 770







Acres 0.00 Year Built 2012

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 404 530 Watt Boulevard

Area Edmonton
Subdivision Walker

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1P7

## **Amenities**

Amenities Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Sprinkler

System-Fire, Vinyl Windows

Parking Spaces 2

Parking Heated, Stall, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Baseboard, Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement See Remarks

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby,

Treed Lot

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 10th, 2025

Days on Market 54

Zoning Zone 53

Condo Fee \$396

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