

## \$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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