

## \$225,000 - 201 530 Watt Boulevard, Edmonton

MLS® #E4430411

**\$225,000**

2 Bedroom, 2.00 Bathroom, 993 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this spacious corner unit condo offering nearly 1,000 sq ft of well-designed living space, complete with 2 bedrooms, 2 full bathrooms, and a den. The generously sized primary suite easily fits a king-size bed and features a walk-in closet with custom cabinetry, plus a private 4-piece ensuite with a relaxing soaker tub. The second bedroom is ideally situated on the opposite end of the unit, perfect for added privacy, and is located across from another full 4-piece bathroom. Enjoy upgraded granite countertops and elegant maple cabinetry in both the kitchen and bathrooms. The kitchen also includes modern fixtures and a bright breakfast nook with a window for natural light. In-suite laundry offers additional storage with built-in shelving. This home includes 1 heated underground parking stall, secure building access, and elevator access for added convenience. There's plenty of visitor parking available on-site. Located close to parks, schools, public transportation, & variety of shopping options.

Built in 2012

### Essential Information

MLS® # E4430411

Price \$225,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 993                    |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 201 530 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1P7                |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 53          |
| Condo Fee      | \$498            |

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Listing information last updated on April 26th, 2025 at 7:32pm MDT