

# \$154,900 - 534 Watt Boulevard, Edmonton

MLS® #E4435278

**\$154,900**

1 Bedroom, 1.00 Bathroom, 673 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Modern Living in Walker! Discover this stylish 1-bed, 1-bath plus den condo, perfectly suited for investors or first-time home buyers. Nestled in the tranquil Walker neighborhood, this home offers a peaceful retreat with scenic walking paths, yet remains conveniently close to the airport, shopping, and amenities. The contemporary open-concept design provides both comfort and functionality, ideal for those seeking a blend of quiet elegance and urban convenience.

Built in 2012

## Essential Information

MLS® #	E4435278
Price	\$154,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	673
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information



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

### **Amenities**

Amenities	No Smoking Home, Parking-Visitor, See Remarks
Parking	Parkade, Stall, Underground

### **Interior**

Appliances	Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Composition, Stone
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	36
Zoning	Zone 53
Condo Fee	\$345

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