

## \$224,900 - 312 667 Watt Boulevard, Edmonton

MLS® #E4426379

**\$224,900**

2 Bedroom, 2.00 Bathroom, 813 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Modern 2-Bedroom Air-Conditioned Condo in Walker. This bright and spacious 2-bedroom, 2-bathroom CORNER unit on the third floor features an open-concept layout, a modern kitchen with stainless steel appliances, and a private balcony. The primary bedroom includes a walk-through closet and ensuite, while the second bedroom is conveniently located near the main bath. Enjoy in-suite laundry, a versatile storage space, and under-ground parking. The building offers great amenities, including a fitness center and a social room. Located in the heart of Walker, you're minutes from shopping, schools, parks, and Anthony Henday Drive. This unit has received numerous updates in recent years including new flooring, new carpets and a lot more. Don't miss this fantastic opportunity!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426379  |
| Price          | \$224,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 813       |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 312 667 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 0Y2                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Intercom, Parking-Visitor, Recreation Room/Centre, Social Rooms, See Remarks |
| Parking   | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Water   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 53               |

|           |         |
|-----------|---------|
| Zoning    | Zone 53 |
| Condo Fee | \$557   |

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Listing information last updated on May 11th, 2025 at 11:17am MDT