

## \$219,000 - 534 Watt Boulevard, Edmonton

MLS® #E4437491

**\$219,000**

2 Bedroom, 2.00 Bathroom, 963 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

This inviting 2-bedroom, 2-bathroom condo offers a great mix of space, comfort, and convenience all in a location that makes everyday living easy. The open-concept layout gives the home a bright, airy feel, with large windows that let in tons of natural light. Step out onto your private balcony for your morning coffee or just to take in some fresh air. Both bedrooms are well-sized, and the primary comes with its own ensuite bath for added privacy. You'll also find in-suite laundry and plenty of closet space throughout. This unit comes with two parking stalls and a separate storage locker. Situated near public transit, grocery stores, parks, and other everyday amenities, this condo is ideal for anyone looking for low-maintenance living in a connected, convenient neighborhood. Whether you're a first-time buyer, downsizing, or just looking for a solid place to land this oneâ€™s worth a look.

Built in 2012

### Essential Information

MLS® #	E4437491
Price	\$219,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	963
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	Closet Organizers, Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Storage-Locker Room, See Remarks
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 20th, 2025  
Days on Market                25  
Zoning                              Zone 53  
Condo Fee                        \$505

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