# \$220,000 - 404 530 Watt Boulevard, Edmonton

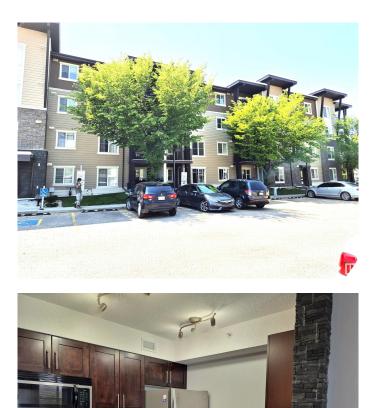
MLS® #E4441481

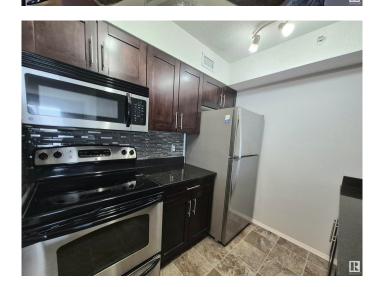
#### \$220,000

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

## **Community Information**

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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	
H of Charles		

# 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
	Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	Zone 53
Condo Fee	\$396

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Listing information last updated on June 16th, 2025 at 3:17pm MDT