# \$162,500 - 117 530 Watt Boulevard, Edmonton

MLS® #E4429430

## \$162,500

1 Bedroom, 1.00 Bathroom, 674 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to Walker Lake Landing! LOW CONDO FEES! This open-concept main floor unit offers 1 generously sized bedroom with a walk-in-closet, a den with closet, and 1 full bathroom. Enjoy the convenience of in-suite laundry and beautiful granite countertops in your kitchen! Walk right outside to your patio, and straight onto the green space this summer. Outdoor parking stall included. This prime location is just minutes from Anthony Henday - with schools, shopping, and public transit within walking distance. Whether you're a first time home buyer, investor, or downsizing, this property is move in ready, and ready for you. Welcome Home!



#### **Essential Information**

MLS® # E4429430 Price \$162,500

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 674

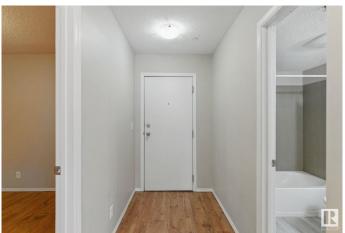
Acres 0.00

Year Built 2012

Type Condo / Townhouse

Sub-Type Lowrise Apartment







Style Single Level Apartment

Status Active

# **Community Information**

Address 117 530 Watt Boulevard

Area Edmonton

Subdivision Walker

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1P7

#### **Amenities**

Amenities See Remarks

Parking Stall

## Interior

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric

Heating Baseboard, Natural Gas

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### Additional Information

Date Listed April 6th, 2025

Days on Market 15

Zoning Zone 53

Condo Fee \$339

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on April 21st, 2025 at 2:02pm MDT