

## \$359,900 - 591 Watt Boulevard, Edmonton

MLS® #E4442461

### \$359,900

3 Bedroom, 2.50 Bathroom, 1,316 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

2 Storey End Unit with central Air conditioning system, Large fenced backyard . In desirable neighbourhood of WALKER w/easy access to walking paths, quiet pond, public transportation, shopping plazas, schools, playground & minutes away from Henday & Airport. Perfect starter home offers 1315 Sq.ft of finished living space. With laminate flooring & carpet, Eat in kitchen with all the appliances and island w/quartz countertop & extra storage, living area, area w/access to deck and storage shed. Rear Double Parking Pad & ample visitor parking. Master bedroom upstairs w/ spacious closet, 4pc ensuite bath, 2 other kids room w/shared 4pc main bath. Great family home.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442461  |
| Price          | \$359,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,316     |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 591 Watt Boulevard |
| Area        | Edmonton           |
| Subdivision | Walker             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 0N4            |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | See Remarks      |
| Parking   | 2 Outdoor Stalls |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Stories           | 2                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                           |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 53         |

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Listing information last updated on June 15th, 2025 at 7:17pm MDT