

## \$195,000 - 107 534 Watt Boulevard, Edmonton

MLS® #E4447828

**\$195,000**

2 Bedroom, 1.00 Bathroom, 696 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this modern two-bedroom condo with underground parking steps away from Walker Lakes, Walmart, and other nearby amenities. This stunning property is perfect for a young family, first-time buyer, or a rental property investor. Enjoy great walking trails, shopping convenience, schools, public transportation, and easy access to Anthony Henday. This unit offers a unique open-concept floor plan, Modern Kitchen and Granite Countertops. The living room leads to a perfectly sized, Four-piece main bathroom, in-suite laundry, huge visitor parking, Steps from public transportation, minutes from Anthony Henday and airport.

Built in 2012

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4447828          |
| Price          | \$195,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 696               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 107 534 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1P7                |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | Parking-Visitor     |
| Parking   | Heated, Underground |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                             |
| # of Stories      | 4                                                                  |
| Stories           | 4                                                                  |
| Has Basement      | Yes                                                                |
| Basement          | None, No Basement                                                  |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                 |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 53         |
| Condo Fee      | \$364           |

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