\$425,000 - 407 Watt Boulevard, Edmonton

MLS® #E4454532

\$425,000

3 Bedroom, 2.50 Bathroom, 1,019 sqft Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this inviting bi-level home featuring a fully developed basement and an ideal layout for growing families. Boasting 4 bedrooms and 3 bathrooms, this home offers both comfort and functionality. The open-concept main floor is filled with natural light and includes a spacious living room, thoughtfully designed kitchen-center island, updated appliances, pantry and dedicated dining space. 3 generous bedroms, a 4pc guest bath and primary with ensuite completes the main level. Downstairs features a unique built-in play space makes this a dream for families with young children. A bedroom space and additional 2 pc bath. A large laundry/utility/storage room expands the space. The double detached garage offers additional convenience and storage. Located in a family-friendly neighborhood walking distance schools, parks, and shopping/ amenities nearby, this home blends everyday practicality with thoughtful family-oriented features.



Essential Information

MLS® # E4454532 Price \$425,000

Bedrooms 3







Bathrooms 2.50
Full Baths 2
Half Baths 1

Square Footage 1,019
Acres 0.00
Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

Community Information

Address 407 Watt Boulevard

Area Edmonton
Subdivision Walker
City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0P6

Amenities

Amenities On Street Parking, Front Porch

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan,

Humidifier-Power(Furnace), Refrigerator, Stacked Washer/Dryer,

Storage Shed, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Playground

Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 24th, 2025

Days on Market 72

Zoning Zone 53

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 November 4th, 2025 at 6:02am MST