

## \$399,900 - 410 Watt Boulevard, Edmonton

MLS® #E4462094

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,287 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

\*\*\*\*\*NO CONDO FEES!\*\*\*\*\* Welcome to this charming and well-maintained 2-storey attached home, ideally located in the highly sought-after community of Walker. With no condo fees and offering Aprox 1300 sq ft of above-grade living space, this property is perfect for families or first-time buyers. The main floor boasts a bright, open-concept layout featuring a spacious living room, a modern kitchen, a dining area, and a convenient 2-piece bathroom. Upstairs, youâ€™ll find three generously sized bedrooms, including a primary suite complete with its own ensuite, a second full bathroom, and an upper-level laundry room for added convenience. The unfinished basement offers ample storage and is ready for future development to suit your needs. Additional highlights include a double detached garage, stylish vinyl plank flooring, and a backyard deckâ€”perfect for outdoor entertaining. Located close to parks, schools, shopping, and amenities, this home combines comfort, functionality, and a family-friendly setting.

Built in 2013

### Essential Information

MLS® # E4462094

Price \$399,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,287                |
| Acres          | 0.00                 |
| Year Built     | 2013                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 410 Watt Boulevard |
| Area        | Edmonton           |
| Subdivision | Walker             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 1R1            |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Deck, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                                                         |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Stories           | 2                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Unfinished                                                                 |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Vinyl Shingles     |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 53            |

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Listing information last updated on October 26th, 2025 at 3:02pm MDT