

## \$184,900 - 205 534 Watt Boulevard, Edmonton

MLS® #E4426318

**\$184,900**

2 Bedroom, 1.00 Bathroom, 694 sqft

Condo / Townhouse on 0.00 Acres

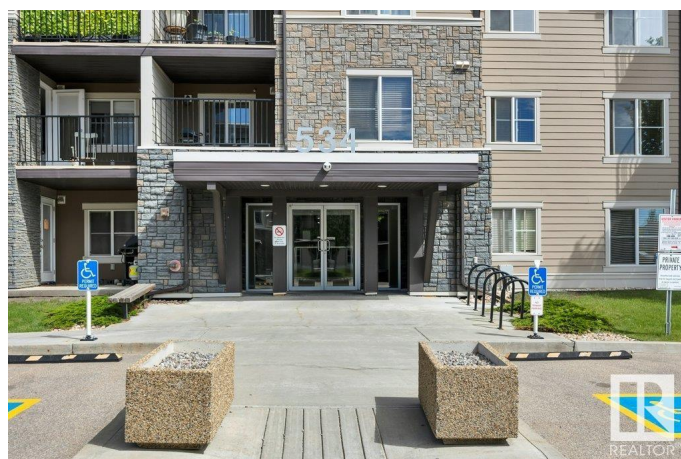
Walker, Edmonton, AB

Welcome to Walker Lake Landing! This stunning and well kept south-facing 2-bedroom condo offers an abundance of natural light and a warm, inviting atmosphere. The open-concept living space features elegant granite countertops, perfect for both cooking and entertaining. Enjoy the convenience of in-suite laundry and ample storage space, ensuring a clutter-free living experience. The two spacious bedrooms are on opposite sides of the unit and provide comfort and privacy, making it an ideal space for both relaxation and productivity. Located in the sought-after community of Walker, this condo is close to local amenities, parks, shopping, Anthony Henday, minutes to the airport and excellent schools. Don't miss out on the opportunity to make this beautiful condo your new home!

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426318  |
| Price          | \$184,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 694       |
| Acres          | 0.00      |
| Year Built     | 2012      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 205 534 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 0M6                |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking   | Stall                                                   |

### Interior

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

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 32               |
| Zoning         | Zone 53          |

Condo Fee                    \$341

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