

## \$164,900 - 117 530 Watt Boulevard, Edmonton

MLS® #E4429430

**\$164,900**

1 Bedroom, 1.00 Bathroom, 674 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to Walker Lake Landing! LOW CONDO FEES! This open-concept main floor unit offers 1 generously sized bedroom with a walk-in-closet, a den with closet, and 1 full bathroom. Enjoy the convenience of in-suite laundry and beautiful granite countertops in your kitchen! Walk right outside to your patio, and straight onto the green space this summer. Outdoor parking stall included. This prime location is just minutes from Anthony Henday - with schools, shopping, and public transit within walking distance. Whether you're a first time home buyer, investor, or downsizing, this property is move in ready, and ready for you. Welcome Home!

Built in 2012

### Essential Information

MLS® #	E4429430
Price	\$164,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	674
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	117 530 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P7

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 6th, 2025
Days on Market	9
Zoning	Zone 53
Condo Fee	\$339

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 April 15th, 2025 at 8:17am MDT