

## \$209,000 - 221 111 Watt Common, Edmonton

MLS® #E4417599

**\$209,000**

2 Bedroom, 2.00 Bathroom, 702 sqft

Condo / Townhouse on 0.00 Acres

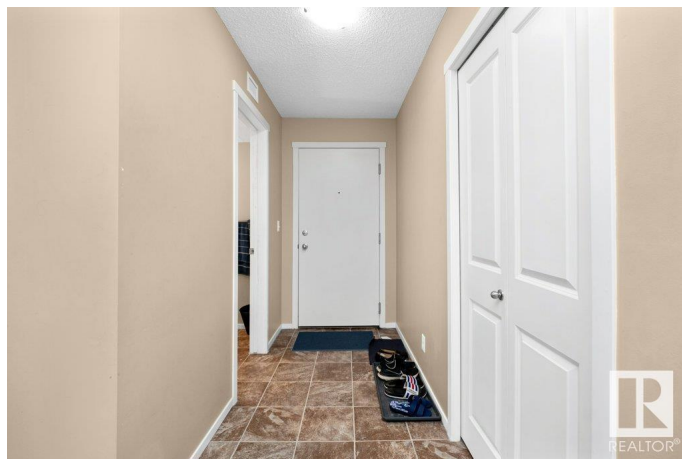
Walker, Edmonton, AB

**INVESTOR ALERT !!! PERFECT INVESTMENT OPPURUNITY** to purchase the Apartment condo with Tenant in high traffic area of Walker Lake, across the Walmart & other Big Box Retailers, Coffeeshops, Banks, Daycare etc. Multiple Schools, Parks, Bus Stand are nearby. Easy access to Anthony Henday. Apartment is leased by Nice Tenant over years. Gentle size Apartment is on 2nd floor and has 2 Bed Rooms, 2 - 4pcs Bathrooms, Living Room, Open Concept Kitchen, Laundry Room and Balcony. And Low Condo Fees. In Summary Best INVESTMENT with Best ROI. Opportunity not to MISS...

Built in 2014

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4417599               |
| Price          | \$209,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 702                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



Status Active

### Community Information

Address 221 111 Watt Common  
Area Edmonton  
Subdivision Walker  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6X 2C6

### Amenities

Amenities On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire  
Parking Stall

### Interior

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

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Commercial, Playground Nearby, Schools, Shopping Nearby, Stream/Pond  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed January 10th, 2025  
Days on Market 111  
Zoning Zone 53  
Condo Fee \$355

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Listing information last updated on April 30th, 2025 at 11:02pm MDT