

## \$225,000 - 402 1510 Watt Drive, Edmonton

MLS® #E4428284

**\$225,000**

2 Bedroom, 2.00 Bathroom, 1,045 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Quick possession after April 15th! This top-floor corner unit generates \$1,850/month rental income. Tenant occupied, requiring 24-hour notice. It features 2 beds, 2 baths, a den, granite countertops, stylish feature walls, and upgraded finishes. The bright living area opens to a balcony with trail views. The modern kitchen offers wood cabinetry and a sleek design. Excellent investment opportunity near amenities! Please submit your offers by Wednesday, April 2nd, 2025 at 7:00 PM.

Built in 2016

### Essential Information

MLS® #	E4428284
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,045
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information



Address	402 1510 Watt Drive
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2E6

### **Amenities**

Amenities	Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Door, Vinyl Windows
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	31
Zoning	Zone 53
Condo Fee	\$536

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