

## \$195,000 - 107 534 Watt Boulevard, Edmonton

MLS® #E4447828

**\$195,000**

2 Bedroom, 1.00 Bathroom, 696 sqft

Condo / Townhouse on 0.00 Acres

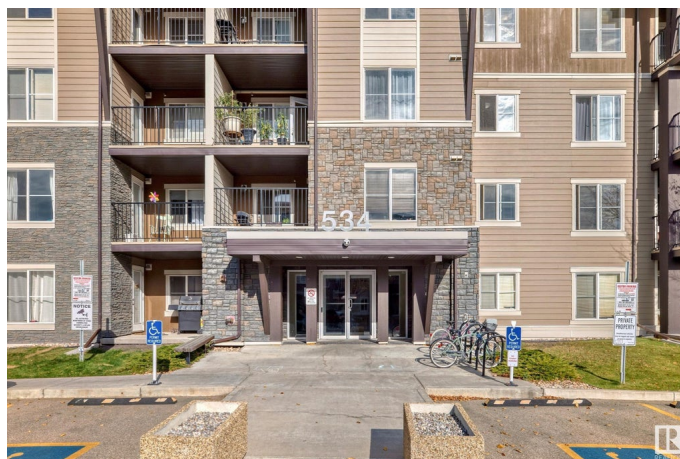
Walker, Edmonton, AB

Welcome to this modern two-bedroom condo with underground parking steps away from Walker Lakes, Walmart, and other nearby amenities. This stunning property is perfect for a young family, first-time buyer, or a rental property investor. Enjoy great walking trails, shopping convenience, schools, public transportation, and easy access to Anthony Henday. This unit offers a unique open-concept floor plan, Modern Kitchen and Granite Countertops. The living room leads to a perfectly sized, Four-piece main bathroom, in-suite laundry, huge visitor parking, Steps from public transportation, minutes from Anthony Henday and airport.

Built in 2012

### Essential Information

MLS® #	E4447828
Price	\$195,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	696
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	107 534 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P7

### Amenities

Amenities	Parking-Visitor
Parking	Heated, Underground

### Interior

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

### Exterior

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

### Additional Information

Date Listed	July 15th, 2025
Days on Market	2
Zoning	Zone 53
Condo Fee	\$364

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 July 16th, 2025 at 11:32pm MDT