

## \$413,000 - 511 Watt Boulevard, Edmonton

MLS® #E4452670

**\$413,000**

4 Bedroom, 2.50 Bathroom, 1,253 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Fully finished and fabulously located! This 4-bedroom, 2.5-bath half duplex in Walker is perfectly positioned right across from Walker Park and offers over 1,660 sq ft of total living space—ideal for growing families or multi-generational living. The main floor welcomes you with a spacious living room featuring a gas fireplace, a bright bay-window dining area, and a stylish kitchen with loads of cabinetry. Upstairs, enjoy a king-sized primary suite with walk-in closet, two additional bedrooms, and a full bath. The finished basement adds even more value with a 4th bedroom, a private 3-piece ensuite, a large rec room, and convenient laundry space. Outside, you™ll love the fully fenced backyard, raised deck, and oversized double garage. Steps to schools, shopping, playgrounds, and transit—plus quick access to the Henday and Ellerslie Road. This home is move-in ready and checks every box!

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452670  |
| Price      | \$413,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,253         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 511 Watt Boulevard |
| Area        | Edmonton           |
| Subdivision | Walker             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 0V8            |

### Amenities

|           |                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                                                                                                   |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Mantel                                                                                                       |
| Stories           | 3                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                           |
| Exterior Features | Airport Nearby, Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 53           |

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 August 28th, 2025 at 10:47am MDT