# \$219,000 - 202 534 Watt Boulevard, Edmonton

MLS® #E4437491

#### \$219,000

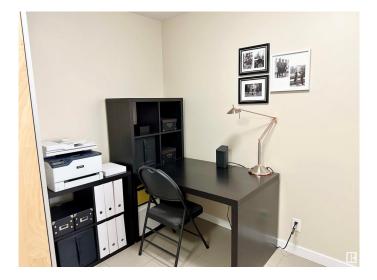
2 Bedroom, 2.00 Bathroom, 963 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

This inviting 2-bedroom, 2-bathroom condo offers a great mix of space, comfort, and convenience all in a location that makes everyday living easy. The open-concept layout gives the home a bright, airy feel, with large windows that let in tons of natural light. Step out onto your private balcony for your morning coffee or just to take in some fresh air. Both bedrooms are well-sized, and the primary comes with its own ensuite bath for added privacy. You'll also find in-suite laundry and plenty of closet space throughout. This unit comes with two parking stalls and a separate storage locker. Situated near public transit, grocery stores, parks, and other everyday amenities, this condo is ideal for anyone looking for low-maintenance living in a connected, convenient neighborhood. Whether you're a first-time buyer, downsizing, or just looking for a solid place to land this one's worth a look.







Built in 2012

#### **Essential Information**

MLS® #	E4437491
Price	\$219,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	963
Acres	0.00
Year Built	2012
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## **Community Information**

Address	202 534 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P7

### Amenities

Amenities	Closet Organizers,	Detectors	Smoke,	Intercom,	Parking-Plug-Ins,
	Parking-Visitor, Stora	age-Locker F	Room, See	Remarks	
Parking	Heated, Stall, Under	ground			

### Interior

Interior Features	ensuite bathroom			
Appliances	Dishwasher-Built-In, Stove-Electric, Washer, V	Dryer, Window Cov	Oven-Microwave, /erings	Refrigerator,
Heating	Hot Water, 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, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation,
	Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

#### **Additional Information**

Date ListedMay 20th, 2025Days on Market4ZoningZone 53Condo Fee\$505

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Listing information last updated on May 24th, 2025 at 8:32am MDT