

# \$195,999 - 534 Watt Boulevard, Edmonton

MLS® #E4426198

**\$195,999**

2 Bedroom, 1.00 Bathroom, 696 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

!! Price reduced for quick sale!! "Heated underground parking and Low Condo Fees"  
Modern 2-Bedroom, 1-Bathroom Condo with Heated Underground Parking, offers modern finishes and an open-concept layout, perfect for first-time buyers, downsizers, investors, or anyone seeking low-maintenance living. The spacious living area is filled with natural light, and the kitchen features sleek cabinetry, granite countertops and a large island with a breakfast bar. The master bedroom includes a closet and private 4-piece ensuite, while the second bedroom is in good size with a closet. Additional features include an in-suite laundry room, and a large balcony for outdoor relaxation. Located in the neighborhood of walker, the condo is just minutes from shopping, dining, schools, public transit, major roadways and Airport. Enjoy low condo fees ,this home offers a modern low-maintenance lifestyle in a vibrant communityâ€™donâ€™t miss out!

Built in 2012

## Essential Information

MLS® #	E4426198
Price	\$195,999
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	Multi Level Apartment
Status	Active

### Community Information

Address	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, 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	March 18th, 2025
Days on Market	88
Zoning	Zone 53
Condo Fee	\$364

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Listing information last updated on June 14th, 2025 at 8:02pm MDT