

\$225,000 - 201 530 Watt Boulevard, Edmonton

MLS® #E4430411

\$225,000

2 Bedroom, 2.00 Bathroom, 993 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this spacious corner unit condo offering nearly 1,000 sq ft of well-designed living space, complete with 2 bedrooms, 2 full bathrooms, and a den. The generously sized primary suite easily fits a king-size bed and features a walk-in closet with custom cabinetry, plus a private 4-piece ensuite with a relaxing soaker tub. The second bedroom is ideally situated on the opposite end of the unit, perfect for added privacy, and is located across from another full 4-piece bathroom. Enjoy upgraded granite countertops and elegant maple cabinetry in both the kitchen and bathrooms. The kitchen also includes modern fixtures and a bright breakfast nook with a window for natural light. In-suite laundry offers additional storage with built-in shelving. This home includes 1 heated underground parking stall, secure building access, and elevator access for added convenience. There's plenty of visitor parking available on-site. Located close to parks, schools, public transportation, & variety of shopping options.

Built in 2012

Essential Information

MLS® # E4430411

Price \$225,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	201 530 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P7

Amenities

Amenities	Closet Organizers, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Heated, 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	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 11th, 2025
Days on Market	8
Zoning	Zone 53
Condo Fee	\$498

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