

## \$219,900 - 118 530 Watt Boulevard, Edmonton

MLS® #E4448764

**\$219,900**

2 Bedroom, 2.00 Bathroom, 969 sqft

Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to this bright and well-kept 2 bed, 2 bath condo in Walker Lake! Featuring brand new vinyl plank flooring (no carpet), an open-concept layout with granite countertops, and large windows that fill the space with natural light. The spacious primary bedroom includes a walk-in closet and 4-piece ensuite. The second bedroom perfect for guests and kids is generously sized and located next to the second 4-piece bath. A versatile office/flex space adds extra functionality. Enjoy your own private patio—great for relaxing or entertaining. This unit also comes with a titled, heated underground parking stall. Located in a quiet and safe SW Edmonton community, just steps to schools, parks, shopping, and public transit. Professionally cleaned and move-in ready!

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448764  |
| Price          | \$219,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 969       |
| Acres          | 0.00      |
| Year Built     | 2012      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 118 530 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1P7                |

### Amenities

|           |                      |
|-----------|----------------------|
| Amenities | Patio, Security Door |
| Parking   | Heated, Underground  |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                       |
| # of Stories      | 4                                                                                                            |
| Stories           | 1                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | None, No Basement                                                                                            |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stone, Vinyl, Wood                                                                                  |
| Exterior Features | Airport Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                                  |
| Construction      | Concrete, Stone, Vinyl, Wood                                                                                  |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 34              |

|           |         |
|-----------|---------|
| Zoning    | Zone 53 |
| Condo Fee | \$498   |

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 22nd, 2025 at 9:47am MDT