

# \$195,999 - 107 534 Watt Boulevard, Edmonton

MLS® #E4426198

**\$195,999**

2 Bedroom, 1.00 Bathroom, 696 sqft  
Condo / Townhouse on 0.00 Acres

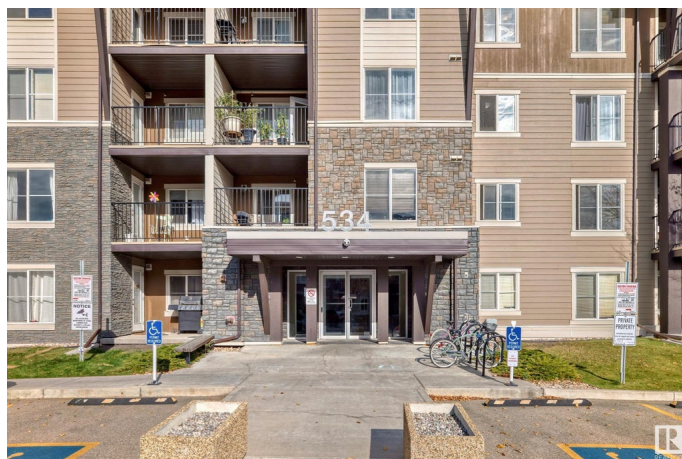
Walker, Edmonton, AB

!! 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	107 534 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	25
Zoning	Zone 53
Condo Fee	\$364

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 April 11th, 2025 at 10:47pm MDT