

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

MLS® #E4426198

**\$195,999**

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

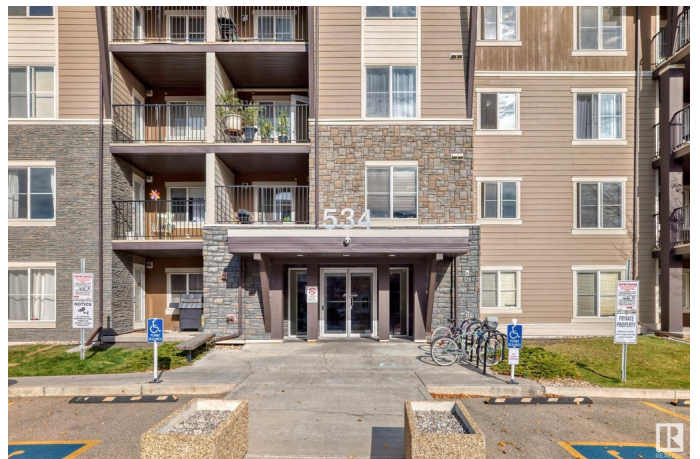
Walker, Edmonton, AB

!! 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 | 17               |
| 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 4th, 2025 at 7:02pm MDT