

# \$220,000 - 404 530 Watt Boulevard, Edmonton

MLS® #E4441481

**\$220,000**

2 Bedroom, 2.00 Bathroom, 770 sqft  
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

This impressive 2-bedroom, 2-bathroom condo offers a perfect blend of comfort and style. The spacious living room, kitchen, and den are all beautifully finished with durable flooring. Upgrades include stylish faucets, sleek granite countertops, stone accents around the kitchen island, backsplash, and stainless steel appliances. The bedrooms are thoughtfully separated for privacy, with the master featuring a walk-through closet and a 4-piece ensuite with a tub. The unit is southwest-facing, ensuring plenty of natural light throughout the day, and includes a semi-private balcony . Additionally, the unit comes with insuite laundry, 1 titled heated underground parking stall and 1 assigned above-ground parking stall. Conveniently located close to schools, shopping, playgrounds, public transportation, and the Anthony Henday.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441481  |
| Price          | \$220,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 770       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2012                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 404 530 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1P7                |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Sprinkler System-Fire, Vinyl Windows |
| Parking Spaces | 2                                                                                        |
| Parking        | Heated, Stall, Underground                                                               |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                              |
| # of Stories      | 4                                                                                                              |
| Stories           | 1                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | See Remarks                                                                                                    |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                            |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Stone, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 53         |
| Condo Fee      | \$396           |

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 5th, 2025 at 8:17am MDT