

# \$199,000 - 303 530 Watt Boulevard, Edmonton

MLS® #E4456240

**\$199,000**

2 Bedroom, 2.00 Bathroom, 776 sqft  
Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

This well-maintained, two-bedroom unit offers a fantastic living space in a prime location. Features include granite countertops in the kitchen and bathrooms, stainless steel appliances, and in-suite laundry. You'll also enjoy the convenience of a spacious deck that overlooks the peaceful center courtyard. Large windows throughout the unit flood the space with natural light, creating a bright and airy atmosphere. Enjoy easy access to walking trails and nearby amenities, perfect for outdoor lovers and those seeking convenience. The property is also ideally located with quick access to Ellerslie Road and Anthony Henday, making your daily commute a breeze. Whether you're buying your first home or looking for an investment opportunity, this unit offers exceptional value and comfort. Don't miss out!

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456240  |
| Price          | \$199,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 776       |
| Acres          | 0.00      |



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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 303 530 Watt Boulevard |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1P7                |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Deck, Parking-Visitor |
| Parking Spaces | 1                     |
| Parking        | Stall                 |
| Is Waterfront  | Yes                   |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas                                           |
| # of Stories | 4                                                                |
| Stories      | 1                                                                |
| Has Basement | Yes                                                              |
| Basement     | None, No Basement                                                |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Backs Onto Lake, Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                       |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

Days on Market     61  
Zoning                Zone 53  
Condo Fee           \$430

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