# \$159,900 - 117 530 Watt Boulevard, Edmonton

MLS® #E4429430

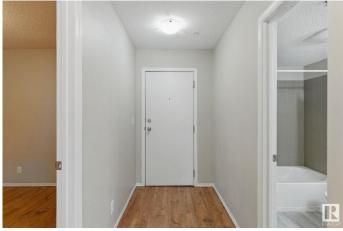
#### \$159,900

1 Bedroom, 1.00 Bathroom, 674 sqft Condo / Townhouse on 0.00 Acres

Walker, Edmonton, AB

Welcome to Walker Lake Landing! LOW CONDO FEES! This open-concept main floor unit offers 1 generously sized bedroom with a walk-in-closet, a den with closet, and 1 full bathroom. Enjoy the convenience of in-suite laundry and beautiful granite countertops in your kitchen! Walk right outside to your patio, and straight onto the green space this summer. Outdoor parking stall included. This prime location is just minutes from Anthony Henday - with schools, shopping, and public transit within walking distance. Whether you're a first time home buyer, investor, or downsizing, this property is move in ready, and ready for you. Welcome Home!







Built in 2012

### **Essential Information**

E4429430
\$159,900
1
1.00
1
674
0.00
2012
Condo / Townhouse
Lowrise Apartment

Style	Single Level Apartment
Status	Active

# **Community Information**

Address	117 530 Watt Boulevard
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P7

## Amenities

Amenities	See Remarks
Parking	Stall

### Interior

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

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

# **Additional Information**

Date Listed	April 6th, 2025
Days on Market	25
Zoning	Zone 53
Condo Fee	\$339

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 May 1st, 2025 at 8:17pm MDT