

\$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	23
Zoning	Zone 53
Condo Fee	\$430

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 September 28th, 2025 at 5:47pm MDT